

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
AUGUST 27, 2018
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Governor
John Williams, Governor
Mitch Uzwack, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly J. Lazich, Secretary
John Williams, Clerk
Christopher Rossetti, Director
Susan Jansen, Director
Mitch Uzwack, Director
Kamil Kieterling, Director

Also present: Michael Famiglietti, Property Manager; Officer Jason Reardon, Avon Police, and several homeowners.

The President convened the POND PLACE ASSOCIATION meeting at 7:01 pm.

MINUTES OF PREVIOUS MEETING

It was moved, and seconded to accept the minutes of the July meeting, as presented. All in favor, motion carried.

TREASURER'S REPORT

Treasurer Barry reported that our Capital Reserve account currently has \$157,000 and will continue to receive the receipts from our Land Leases. Our LPL Reserve account

has \$240,259, which is for Capital Improvements. This money will pay for our new mailboxes and our new light poles. These costs will be approximately \$130,000.00. We continue to fund this account each year with \$60,000.00. CM Management will correct the Income/Expense Report to foot up the \$60,000.00 reserve. Furthermore, over the next eleven years, we are expected to receive \$732,000 into our cash flow to the Capital Reserve Fund.

MANAGER'S REPORT

Manager Famiglietti reports that line stripping and speed bumps have been done. The mailboxes will be installed, as shown on 26-30 Grey Pine Common soon. The larger, plastic mailboxes were chosen, instead of the metal ones we are currently using, because they are less expensive, and yet, wear better.

White stakes have been placed where the new lamp ports and poles will be put. This work will begin within two weeks. He is hoping to do five fixtures and poles a day, once work begins.

Mr. Uzwack asked if the street signs would be put back up on the new poles, on the same day that the poles are replaced. Manager said yes.

McClellan Tree authorized to take down several trees behind Keystone and Highland. This work will cost approximately \$7,000.00.

There is a tree down on Jay Court. Manager will investigate to see if it is the homeowner's responsibility or the Associations.

Homeowner Judith Larkin reported to the town that we have been using the land behind the tennis courts to "dump" our spring and fall clean-up debris of leaves and branches. Manager Famiglietti, our President Mr. Zacchio and John, our landscaper, met with the wetlands officer. Because of this, we have been told that we are no longer allowed to do this. This will increase the price of those clean-ups, of approximately \$5,000.00 to \$6,000.00 annually.

There were several DRC applications and several violations. Manager will continue to field these.

Mr. Uzwack asked what percentage of rental forms have been returned. Manager answered, about 85%.

Mr. Rossetti asked about check # 158 for \$222.00 to CM Management for "green light reimburse". The manager will report back to us. He also asked about the \$14,670.00 written to JH Property Services. Manager will report back the breakdown of the amount. Also, he asked, why is postage so high? Manager reports it is due to notices and tax bills sent out to residents. Mr. Rossetti also asked how far along in doing the inspections of our properties he was. Manager reports that he has only two more streets to go: September and Raven.

The reimbursement for the John boat completed.

DESIGN REVIEW COMMITTEE REPORT

Discussed under management report.

NEW BUSINESS

Officer Reardon spoke with us and reported the advent of the new “texting 911” service available now in Avon. The only concern is that using a cell phone does NOT automatically show your address. You MUST state your location, any landmarks you see, and any stores you are near, etc., so that they know where you are.

Also, the Rt. 44 road work is almost done. A new water main was put in. The milling and paving will be overnight. DOT is also moving the sensors and considering putting in a sidewalk. This may not happen.

Avon has a new police officer. He is very nice and approachable so if you see a new face, introduce yourself.

Vice President Wall inquired to the manager: would be doing another weed control treatment in the driveways? Manager reported that the landscaper would be doing a third treatment soon.

Homeowner Claire Henderson observed a lightning strike during a recent storm and from that storm; a tree came down on her house and caused damage. She reported two more trees that are close to the steep hill, and very tall. She is paying for these. She inquired whether or not Pond Place would be aggressively made a homeowner remove dangerous trees on or near other homes or common areas. Her inquiry is being considered by the Board.

OLD BUSINESS

Volunteer and homeowner Gary Gianni purchased a John boat to manually go out in the boat and pull out the water chestnuts by hand. He, John Williams and Kamil Kieterling will do this. He also made his report about the pond, as follows:

**RE: Stub Pond Assessment for Sterile Carp Use 1 of 2
Consultants Todd Bobowick(Rowledge Pond Aquaculture) and Laura
Wildman(Princeton Hydro)
July 30, 2018**

GOAL: Preserve Current Stub Pond Water Environment

PROBLEM:

Main pond area continues with silt build up requiring liberal

applications of chemicals to control algae growth. In addition, the upper pond, not treated, continues to rapidly transition to wetlands.

Controlling algae in our man made pond using sterile carp presents considerable challenges both upstream and downstream.

- How to properly contain sterile algae eating carp to the central pond area without impeding the free flow of Nod Brook.

- How to design and build carp screens that adhere to State and Federal regulations for a free flowing waterway.

- Initial cost of the above and cost of required ongoing maintenance.

The SE area stretching from our observation deck across to the opposite shoreline is the best option for a carp screen.

However, the length of that distance would require, at significant cost, a special design including a centrally placed pillar. A screen across that area would require regular removal of debris. And, unfortunately would be a attractive dam building structure for the native beaver population as well.

A carp gate running from NE area spillway/dam all along the lengthy berm to Rt. 44 would be required. Any action there will require adherence to Federal and State 100 year flood level standards. A more detailed environmental study also may be required.

Cost of the above could be in the 10's of thousands of dollars and will be contingent on approval of the regulatory agencies. There is no guarantee of automatic approval.

How can we continue reasonable pond algae control within our financial limits?

Recommended Options: Include annual use of chemicals and possible pond "draw down" to freeze the algae.

In light of this report, the President commented that it's simply too early to know when to draw down the pond, as it's almost impossible to determine when we will have a 10 days hard freeze. Both John Williams and Kimberly Lazich, of the board, and homeowners, are strongly against this, as the stench is almost unbearable and there is no real evidence that it actually works; aside from taking away the very best time of the year to enjoy the pond.

The pink garbage cans are still there. President Zacchio directed the manager to continue the fines and to send another letter.

Mr. Rossetti asked if the Association had any right to remove the cans ourselves. We did not think so.

OTHER

No "other".

PUBLIC COMMENT

Homeowner Lynn Boyd of Highland Square wondered about the removal of five trees. Manager will notify.

There is also a tree on the path by 4 Highland. A notice was given to the manager. He will investigate.

Treasurer Joseph Barry moved to adjourn the meeting. It was seconded by Charles Wall. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION/POND PLACE TAX DISTRICT joint meeting, the President adjourned the meeting at 8:10 pm.

Respectfully submitted,
Kimberly Lazich, Secretary
