

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
November 28, 2016
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kim Lazich, Secretary
Christopher Rossetti
John Williams

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
John Williams, Clerk
Kimberly Lazich
Susan Jansen
Christopher Rossetti
Amber Jones [filling unexpired term of Nancy Bancroft]

Absent: None

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Steve Zieger, 6 Pond Circle; Gary Gianini, 5 Butternut Circle; Amber Jones, 5 Keystone Circle; J. Beck, 7 Irontree Court

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of Oct. 24, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Both Association and Tax District Operating Budget vs. Actual Budget tracking well.

MANAGER'S REPORT – filed with minutes

- ✓ Many requests for resale documents, not necessarily signifying actual sales.
- ✓ Street light replacement project mostly done and looking good.

WEBSITE

- ✓ November visitors to date: 656; October visitors: 747.

OFFICER REARDON

- ✓ No bear sightings in the last month.
- ✓ Be careful while shopping to secure all packages in your car and lock car when unattended.

OLD BUSINESS - none

NEW BUSINESS

RESOLUTION RE RUBBISH AND RECYCLING BARRELS

It was moved and seconded to adopt the following Resolution:

Pursuant to Article II of the Pond Place Association, Inc. (the "Association") Rules and Regulations, the Board of Governors hereby amends Article II of said Rules and Regulations by adding the following provision to the end of Section 2 of Article II: Except on the evenings before days of scheduled pick-up or on the day of scheduled pick-up, rubbish and recycling barrels must be stored inside of garages or sheds to promote safety and reduce unsightliness in the community. Units which lack garages or sheds shall store their rubbish and recycling barrels out of sight from roads. **Motion carried.**

RESOLUTION PURSUANT TO C.G.S. SECTION 47-258(m)(1)

It was moved and seconded to adopt the following:

The Executive Board of Pond Place Association, Inc., at its regularly scheduled meeting held at 7:00 p.m. on November 28, 2016, did pass the following resolutions:

1. RESOLVED, that the Association and/or Tax District be and is authorized to commence a foreclosure action against that certain property known as 20 Gray Pine Common, Avon, CT, owned by Frederick and Faith Turner, for the reason that said owner is more than two (2) months in arrears on Association obligations (including fines which have been assessed for Rules violations), and/or Tax District obligations; and be it further
2. RESOLVED, that counsel be retained to commence and prosecute such foreclosure action.

Motion carried. Dated at Avon, Connecticut, this 28th day of November, 2016.

Signed: John Williams, Clerk

PUBLIC COMMENT

Q: Regarding snowplowing, shouldn't there be more than one "swipe" in some areas, and shouldn't areas with stone be treated similarly to cul de sacs?

A: Yes. R. Markham will follow up.

Q: Is the recent electric outage being corrected?

A: Yes, it has been reported and corrective action taken.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:40 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:41 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of Oct. 24, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry – see Association

MANAGER'S REPORT – filed with minutes

OLD BUSINESS

- ✓ Capital Reserve Trust Fund: A lengthy discussion followed focused primarily on three issues: How many votes would be needed to move/expend funds? What accounting method should be used? What wording for the Fund would be most appropriate? **It was moved and seconded to table this discussion to the January meeting in order to incorporate and further examine a re-worded document prepared by S. Jansen. Motion carried.**

NEW BUSINESS

- ✓ Board Vacancy: **It was moved and seconded to appoint Amber Jones to fill the unexpired term of Nancy Bancroft. Motion carried.**

PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:18 p.m. The next regular meeting will be Monday, January 23, 2017, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl