

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
NOVEMBER 27, 2017
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
Mitch Uzwick, Governor
Absent: John Williams, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Director
Susan Jansen, Director
Amber Jones, Director
Mitch Uzwick, Director
Absent: John Williams, Clerk

Also present: Timothy O'Neil Property Manager; Gary Gianini, homeowner; Judy Larkin, homeowner; Bev Drees, homeowner; Steve Ziegler, homeowner, and Officers Jason Reardon, and Eric Lundell, Avon Police.

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

MINUTES OF PREVIOUS MEETING

There were no minutes because we did not have a quorum for either Board.

PRESENTATION BY THE AVON POLICE DEPARTMENT – CPTED UNIT.

Officer Eric Lundell walked and drove our property to inspect for safety issues. He was quite pleased to inform us that he found Pond Place to be in very good shape. He said that, for the most part, our landscaping, including each EUA, was such that it did not present hazards for burglary. Of course, no property is ever 100% guaranteed to be safe.

He did strongly suggest again that we encourage our homeowners to lock all doors and windows of our homes and cars. He said that the majority of car break-ins or intrusions, are because people have left their cars unlocked.

A few of the documents presented are included in these minutes.

TREASURER'S REPORT

Treasurer Barry informed us that the Association Budget is currently running under budget. He said that the Tax Budget is tracking well. In A/R, some monies due are fines; with 6 to 8 of the accounts being under bankruptcy.

Governor Uzwick asked about the \$24,000.00 A/R. Mr. Barry replied that that account is in bankruptcy and is all fines.

Governor Rossetti asked about two payments. One was for the lights and one Mr. Barry will follow-up on.

MANAGER'S REPORT

Property Manager Tim O'Neil reported on each DRC application and each violation letter sent out.

Mr. Uzwick asked about the replacement of a light fixture for a homeowner. Since the light is a replacement of one already in use, the light either complies with our Building Guide or would be grandfathered in.

A long discussion occurred about semi-annual home inspections by the management company, prompted by Mr. Rossetti.

Mr. O'Neil said that these inspections are basically on-going but that come spring, he will make sure that someone from the management company does a property wide inspection.

Homeowner Bev Drees informed the manager and the Board that there was standing water in the path by the pond, just past the foot bridge, not far from 6 Owl Court.

Homeowner Gary Gianini agreed. 6 Owl Court's owner had put a sump pump in his basement to prevent flooding and it was theorized that perhaps this is where the water is coming from. They were both quite concerned that this water would freeze on the path and produce a hazardous situation.

President Zacchio and Manager O'Neil will look at it, talk to the homeowner (who is an absentee owner) and also mention it to the landscapers to assuage the situation.

Furthermore, Mr. Zacchio wants to investigate the "real" numbers of absentee homeowners and try to get an accurate accounting/list of names of all the renter's in Pond Place. We will follow-up on this issue and discuss with the Board as to how to proceed.

As previously discussed and reported, CM Management will be taking over all accounting functions January 1, 2018. We should have an update at the January meeting (to be held January 22, 2018). Specifically, Mr. Rossetti stated that each account should be easy enough to follow the revenue stream coming into each homes account (based on what was paid against their land lease account, as opposed to what people think was paid, not just by them, but also by previous owners).

DESIGN REVIEW COMMITTEE REPORT

Many new requests. Many approved.

OLD BUSINESS

There is a sizable pile of branches near 7 Grey Pine Common, reported by Charles Wall. A neighbor had taken part of a tree down and left the remnants for our landscapers to pick up during Fall Clean-up, but this is not their responsibility. Mr. Zacchio will investigate.

Also, Ms. Lazich mentioned that she had received an email from neighbor Ted Munson, who was quite irate about a pile of tree and branch debris left in the common area near the Rt.44 gate.

Mr. Uzwack asked if we were not allowed to dump behind the tennis courts, as it was allowed in the past; however, we are trying to remove debris from the property. A discussion followed about where people can dump and that many people do dump their lawn debris in common areas. Basically, they should not do so. They should put out front their debris for fall or spring clean-up, or have their own contractor remove it. Mr. Rossetti stated that he thinks that if anyone sees anyone dumping, they should report that person to the manager so they can be charged. It was stated that that is part of the Management's job: to receive reports and observations and respond accordingly. Amber Jones asked if Pond Place was going to do another round of clean-up. Board agreed that no, we would not, due to the extra cost. Manager O'Neil commented that this was a late fall and it was hard to predict when to do the clean-up, depending upon weather.

Also, Gary Gianini- 5 Butternut – gave a report on the hope of getting algae- eating carp for our pond (as previously reported). The fishery man sent to investigate did not show up, so Bob Gambino, our normal pond maintenance man, will follow-up and report back to us.

Furthermore, yet again, leaves and debris were blown into the pond by the landscapers, even though at the September meeting, the Board requested that CM Management send a letter to the Landscaper to prevent this.

Gary mentioned it to John, the owner. He said that this is not healthy for our pond; it creates a huge nitrogen load and a lot of extra material. Mr. O'Neil said that he will speak to John and will explain the algae growth and nitrogen issue.

Mr. Rossetti wanted the foreman informed also, in case John is not on-site when they do the clean-up. Mr. Gianini offered to assist.

Homeowner Ziegler inquired: did we do the fall clean-up in time? Answer: it was done when it was thought would be most beneficial. Also, do we have the same plowing company? Answer: yes.

OTHER

No "other".

PUBLIC COMMENT

None.

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

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:30 pm.

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 8:30 pm.

MINUTES OF PREVIOUS MEETING

No minutes. See Association.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Nothing more.

NEW BUSINESS

No new business.

Charles Wall moved for adjournment. Amber Jones seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:31. The next regular meeting will be Monday, January 22, 2018, 7:00 pm, in the Avon Room.

Respectfully submitted,
John Williams, Clerk

By Kimberly Lazich