

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
NOVEMBER 26, 2018
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
John Williams, Governor
Joseph Barry, Assistant Treasurer
Susan Jansen, Treasurer
Christopher Rossetti, Governor
Mitch Uzwack, Governor
Kamil Kieterling

Absent: Kimberly J. Lazich, Secretary

Also present: Michael Famiglietti, Property Manager; Officer Jason Reardon, Avon Police

Domenic A. Zacchio convened the POND PLACE ASSOCIATION meeting at 7:05 pm.

MINUTES OF PREVIOUS MEETING

It was moved by Dom Zacchio, and seconded by Susan Jansen, to accept the minutes of the October meeting, as presented. All in favor, **motion carried.**

OPEN FLOOR

Officer Readon – Report

- A raccoon was shot by an officer on Jay Court and removed by animal control. Animal control tests for rabies and I have not heard anything. Officer Readon will contact Beverly and find out how to get informed. There were some telephone scams reported.
- Big Y sent me an email. There has not been one call that has come in to the police department regarding any disturbance. At the last meeting it was mentioned that Officer Readon was going to refer this to the town of Avon, Planning & Zoning. They are aware of this. There was no violation quoted. The foreman did talk to the town and the dumpsters were moved. No one calls to report noise. Town of Avon has its own ordinance. Any complaints can come in through the routine line at the Avon Police Department 860-409-4200.

- There was a gentleman fishing on property and was kick out.

TREASURER'S REPORT

None

MANAGER'S REPORT

- Receivables: On the September and October Tax Assess receivable was not lining up with your current receivables. I paid my taxes and I'm not showing up. *Mike will check on that.*
- Attorney's: Spoke with Association attorney, regarding 20 Gray Pine – Fredrick & Faith Turner owe tax of \$6,956.00 and owes the association \$24,740.00 in fines. Attorney has drafted a foreclosure letter to send to the unit owners. The Board will need to approve and sign.

Motion: to accept the resolution as written, all in favor. **Motion carried.**

Mike will have Liz send copies.

Everyone who has a past due balance of over \$1,000 for the tax district has been sent a demand letter that they need to pay in full by December 10th or they will be turned over to the Attorney. Same for the Association, anyone who is past due past a year also received a demand letter.

- Mailbox Project: the rest of the boxes will be in by the early/mid of next week and we will wrap up with the roof by then also. We will do 5 or 8 section mailboxes. This is going to end around \$15,000.00
 - Light Poles: the poles are in Connecticut. They are being installed this week. Kevin will give 24 hours' notice so I can have my guys ready as they take down the old poles and signs and putting up new poles and street signs. The color is right. 3-4 street poles will be done per day. This project cost is going to end around \$35,000.00/\$37,000.00.
- McCoughlin hit the light pole with their bucket truck on Edgewood. It was an accident. It's all being repaired and the invoice will be taken care of by McCoughlin.
- Tree Removal: McCoughlin did the tree removal on the trees that were tagged. I did get a call about a mammoth pine tree leaning on 5 Morningside on common property area. McCoughlin will put that on their hit list and we will take care of it when money is available.
 - Bus Stop: See handout. Two different styles available. It will need a concrete slab. Spot needs to be chosen. Let's move forward with this. The bus hasn't been stopping there. There's no designated spot. The original spot might not be big enough. *Mike can reach out to Zoning to see what size we can put there.* Maybe it should be at the turn around. We should leave it open at the bottom and use plexiglass. *Mike will put a plan together with a roof and bench for a more open concept.* We should consider placing this near the tennis court.

- Trim Board: Cedar Trim. Anyone wanting to see an example can check out unit 9. We have to make the change to the Building Guide. *Mike will make the change, send it out for review and approval.* Every home store like, Home Depot, Lowes, etc. have their own kind of composite. Mike will keep an eye on any proposals to modify to ensure they are using the approved composite trim before approving.
- Fall Clean Up: John will be back in later this week. *Mike will take the sign and put up the December 2nd Fall Clean Up and put it back out.*
- Pond Place Entryway Sign is in need of replacement. *Mike is already working on it.* The new sign should be higher up. Melissa from CT Signs is looking to encapsulate the existing sign and place in in a composite material. Same style and same look. *Once she puts that together Mike will share it with the Board.*

DESIGN REVIEW COMMITTEE REPORT

None

NEW BUSINESS

Mike will check on the fencing behind 10 & 11 Grey Pine.

OLD BUSINESS

Draining the Pond was approved. It will remain drained for the rest of the winter. When we have warmer weather, we will fill it. Concerns over the smell and the algae. It might fill up with all the rain we are getting.

OTHER

Eggnog by the firepit: Looks like it's a go for Monday, December 17th at 7pm. More information will go out via email.

PUBLIC COMMENT

None.

Dom Zacchio moved to adjourn the meeting. It was 2nd by Mitch Uzwick. All in favor.

Motion carried.

There being no further business to come before POND PLACE ASSOCIATION meeting, the President adjourned the meeting at 8:20 pm.

Respectfully submitted,
Mike Famiglietti, CPM
