

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
BOARD MEETING
NOVEMBER 25, 2019
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF Directors

Present: Domenic A. Zacchio, President
Susan Jansen, Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Governor
John Williams, Governor
Mitch Uzwack, Governor

Absent: Charles Wall, Vice President

Also present: Michael Famiglietti, Property Manager

Domenic A. Zacchio convened the POND PLACE ASSOCIATION meeting at 7:00 pm.

MINUTES OF PREVIOUS MEETINGS

Upon a motion by Dom Zacchio seconded by Susan Jansen and unanimously carried the Minutes of the October 28, 2019 Pond Place Association Minutes were approved as written.

TREASURER'S REPORT

The Board reviewed the Financial Report for the month ending 10/31/19 for Pond Place Association, Inc. The following items were noted:

Mr. Famiglietti reported that the Association currently has \$27,564.84 in the TD Bank operating checking account; and other assets totaling \$44,407.51 for total assets of \$71,972.35.

- The Accounts Payable report shows cash disbursements of \$1,000.
- Accounts Receivables report shows \$34,807.57 in Association Dues and Collection Fees collected to date.
- There are no outstanding Accounts Payables.

Mr. Famiglietti reviewed the Accounts Receivable Report for the benefit of the Board.

- CM Property Management will continue to follow-up to obtain an update on the foreclosure and the date foreclosure was filed from the Association's attorney.
- CM Property Management will continue to follow-up to obtain a status report on the remainder of the units with the attorney for collection.
- CM Property Management is to advise the Board whether the Association utilizes a cash or accrual accounting method.

Following a brief question and answer period, the Board accepted the October 2019 Financial Statement as presented.

OLD BUSINESS

NONE

NEW BUSINESS

- Pruning of Invasive Plants - Gary Gianini, Pond Place Tax District, Director provided research/documentation for Board review to offer more clarity on both options to control the Phragmites invading the pond area. He presented the pros and cons utilizing aquatic herbicides and water draw down to manage the invasive aquatic plants. In essence, there is not perfect solution or cure to eliminate the problem. There seems to be some merit in possibly alternating between herbicide treatment and water drawdown each year. He concluded by noting that he would like to obtain more information before pursuing either option. Following discussion, it was determined to look into the matter further and draft a plan for implementation for review in January. The Board thanked Gary for all of his efforts on behalf of the Association.

Upon a motion by Mitch Uzwick, seconded by Susan Jansen and carried, the Board accepted the recommendation as presented. CM Property Management will obtain the cost to implement this project.

PUBLIC COMMENT

- In response to an owner inquiry concerning the removal of trees from the Center Island on Finch Run, the Board indicated that they had met with the State of CT Arborist who recommended the removal of quite a few trees that have exceeded their life and have lost structural integrity and are a source of concern of becoming a bigger risk. Following further clarification of the tree removal project it was noted that the Board will look into implementing a beautification program for these areas at the completion of the tree removal project.

There being no further business to come before POND PLACE ASSOCIATION meeting, the President adjourned the meeting at 7:47 p.m.

Respectfully submitted,
Mike Famiglietti, CPM

**MINUTES OF MEETING
POND PLACE TAX DISTRICT
BOARD MEETING
NOVEMBER 25, 2019
AVON ROOM, TOWN HALL**

POND PLACE TAX ASSOCIATION, INC. BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Susan Jansen, Treasurer
Joseph Barry, Assistant Treasurer
John Williams, Director
Kimberly J. Lazich, Secretary
Mitch Uzwack, Director
Gary Gianini, Director
Christopher Rossetti, Director

Absent: Charles Wall, Vice President

Also present: Michael Famiglietti, Property Manager

Domenic A. Zacchio convened the POND PLACE TAX DISTRICT meeting at 7:48 p.m.

MINUTES OF PREVIOUS MEETING

Upon a motion by Susan Jansen, seconded by Dom Zacchio and unanimously carried, the meeting of the September 23, 2019 Pond Place Tax District Association Minutes was approved as amended.

Upon a motion by Dom Zacchio, seconded by Susan Jansen and unanimously carried the Minutes of the October 28, 2019 Pond Place Tax District Association Minutes was approved as written.

TREASURER'S REPORT

The Board reviewed the Financial Report for the month ending 10/31/19 for Pond Place Tax District Association, Inc. The following items were noted:

Mr. Famiglietti reported that the Association currently has \$133,737.71 in the TD Bank operating checking account; Capital Reserve Trust Fund of \$317,781.03 and other assets totaling \$655,121.55 for total assets of \$1,106,640.29

Mr. Famiglietti reviewed the Accounts Receivable Report for the benefit of the Board. Nine (9) units are with the Association's attorney for collection. Those owners who have not paid will be turned over to the Association's attorney for collection.

Following a brief question and answer period, the Board accepted the October 2019 Financial Statement as presented with the following comments being addressed:

- CM Property Management is to forward the Cash Disbursement Report to the Board via email.

OLD BUSINESS

- Final Fall Clean-up – Final fall clean-up has been rescheduled for December 6, 2019. CM Property Management will send a new Notice to the Community. A copy of the Notice will be provided to John Williams for inclusion on the website.

NEW BUSINESS

- Officer Reardon Report – NONE
- The bridge in located on the pathway between Arrowhead Court and the pond has not been painted. CM Property Management is to address this prior to the winter season.

PUBLIC COMMENT – NONE

There being no further business to come before POND PLACE ASSOCIATION meeting, the President adjourned the meeting at 8:04 pm.

Respectfully submitted,
Mike Famiglietti, CPM
