

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
November 28, 2011
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Robert Gebhardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Richard Grossi
Carol Glider
Charles Wall

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Robert Gebhardt, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich
Nancy Bancroft
Richard Grossi
Carol Glider
Charles Wall

Absent: None

Also Present: R. Markham, Property Manager; Sue Jansen, 6 Pond Place

The President convened POND PLACE ASSOCIATION at 7:03 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Oct. 24, 2011 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ J. Barry discussed the financial impact of the recent snowstorm and power outage. Storm-related expenses are expected to be in the \$20-\$25K range. Pond Place qualifies for 75% FEMA reimbursement and R. Markham is processing all necessary documents. He commended the Town of Avon for its assistance and cooperation. J. Barry suggested three approaches that would offset these unanticipated expenditures: (1) a special assessment; (2) take money out of Reserve; and (3) adjust maintenance projects not yet completed. He recommended, and the Board agreed, to proceed with option #3. Additional tree work is needed throughout Pond Place, probably better done when ground is frozen. Also, individual responsibility regarding removal and trimming will have to be determined. R. Markham is planning a walk-through with a FEMA representative. If applicable, R. Markham will initiate insurance claims. The Board thanked R. Markham for his outstanding efficiency in seeing that debris was removed immediately.

MANAGER'S REPORT - filed with minutes

- ✓ Collections have been a little tough in this economy, but still quite good.

NOTICE AND HEARING

13 Gray Pine Common – Not Present

Thomas Heleniak has not responded to notices and warnings. **It was moved and seconded that commencing November 28, 2011, a \$10/day fine be levied for failure to repair garage door and garage gutters, and that commencing May 15, 2012, a \$10/day fine will be levied if said doors are not also painted or stained. Motion carried.**

NOTICE AND HEARING

9 Gray Pine Common – Not Present

Clara Bennett-Joseph has failed to comply. **It was moved and seconded that commencing November 28, 2011, a \$10/day fine be levied for failure to repair garage doors and garage gutters, and that commencing May 15, 2012, a \$10/day fine will be levied if said doors are not also painted or stained. Motion carried.**

OLD BUSINESS

- ✓ Pond Place Press. Another edition will be ready for distribution by December 2, 2011.
- ✓ Website: J. Williams reported that November had 304 "visits" up from 233 in October and 40 in September. Leaf Collection data will remain on website as a reminder. Also, it will be announced that each household that has responsibility to remove hanging limbs or other potential dangers will have until May 30, 2012 to complete, otherwise they will be cited. A notice will be put on the website that dumping of wood chips is not allowed.

NEW BUSINESS

- ✓ Fire Hydrant at Clover Court is damaged. R. Markham will follow up with Avon Fire Dept.
- ✓ Wood Chip piles left by landscaper must be spread and/or removed. R. Markham will follow up.
- ✓ Gate Repair is a high priority. K. Lazich offered to contact Cape Cod Fence for estimate and eventual insurance claim.
- ✓ Stub Pond weir board/dam inspection report by State DEP was unclear and confusing.

PUBLIC COMMENT - none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:10 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

The President convened POND PLACE TAX DISTRICT at 8:11 p.m.

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of Oct. 24, 2011 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Delinquencies: Several substantial fines have been collected.
- ✓ Paving/Curbing: Some back-filling is needed to complete this project.

OLD BUSINESS - none

NEW BUSINESS

It was moved and seconded that the December meeting be cancelled unless D. Zacchio determines that an emergency meeting is needed. Motion carried.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:25 p.m.

The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, January 23, 2012, 7 p.m. Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl