

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
November 26, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

Absent: Richard Grossi

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Nancy Bancroft
Kimberly Lazich
Christopher Rossetti

Absent: John Williams, Clerk
Richard Grossi

Also Present: R. Markham, Property Manager; Officer Todd Akerley, APD; Lynne Boyd, 3 Highland Sq.

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

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Oct. 22, 2012 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ J. Barry explained the Statement of Income and Expense ending October 31, 2012 for the Association as well as the Tax District showing an over-expenditure in the "Consultants/Legal" line. This is due to architect's fees for creating new guidelines and specifications for door canopy/overhangs. Some of the expense will be offset by fees (yet to be determined) charged to homeowners who will need these plans.
- ✓ Audit Report for Year Ending June 30, 2012 has not been received. D. Zacchio will meet with auditors and ask for Draft.
- ✓ C. Glider will assume Treasurer duties while J. Barry is away during January, February and March.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide Committee has met once and "has much work to do." Chair, Kim Lazich, will schedule another meeting soon.
- ✓ Overcrowding of single homes at Pond Place is a growing problem. A lengthy discussion followed about applicable laws regulating such issues. See further discussion under "New Business."

OLD BUSINESS - none

NEW BUSINESS

- ✓ C. Wall brought up the issue of overcrowding and whether Pond Place can amend its By-Laws or simply create new rules to address minimum standards of ventilation, heat, light, space, etc. At the very least it would serve as "a clear line" for realtors. Further discussion and research will continue.
- ✓ There will be no December meeting.

OTHER BUSINESS/PUBLIC COMMENT – none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:30 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

.....

The President convened POND PLACE TAX DISTRICT at 7:31 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Oct. 22, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Extension of Fence. Estimated cost will be approximately \$10K. C. Rossetti suggested that prior to negotiations with business owners, a meeting with the Town of Avon Building Department to research original plans, stipulations, and Town Ordinances would be helpful. R. Markham and D. Zacchio will follow up and commence negotiations when appropriate.
- ✓ Fall Cleanup has been very well received. The Board commended R. Markham.

OLD BUSINESS - none

NEW BUSINESS – none

PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:45 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, January 28, 2013, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl