

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
November 23, 2015
Avon Room, Avon Town Hall**

- Note: There will be no meeting in December -

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
John Williams
Christopher Rossetti

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: Susan Jansen

Also Present: Richard Markham, Property Manager; David Ruzen, 29 Gray Pine

The President convened POND PLACE ASSOCIATION at 7:00 p.m. and welcomed return of Joe Barry.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of October 26, 2015 as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Association Statement of Income & Expense: Three months into Fiscal Year and tracking well.
- ✓ Tax District Statement of Income & Expenses: Also tracking well; \$7,494.74 under "legal" are recoverable fees associated with foreclosures.
- ✓ Land Lease: Balance as of Nov. 30, 2015 is \$145,300.00. Entire loan should be paid off by July 2017.

MANAGER'S REPORT - complete report filed with minutes

OLD BUSINESS

- ✓ 2 Raven Court. M. Bozek wrote a letter to the Board dated November 5, 2015, explaining that she has complied with all requirements and requests that the fine be rescinded. The Board reviewed the history of this issue which covers almost two and a half years of time and effort expended by both the Board and the property manager in trying to resolve this matter. **It was moved and seconded that the accrued fines be reduced to a final amount of \$500.00, representing a release of thousands of dollars. Motion carried.**
- ✓ Other Non-Compliant Properties. Although there are some "grandfathered" properties with window trim colors may not be in compliance, should these unit owners ever apply for home re-staining or other improvements, they will be required to bring everything into compliance.
- ✓ BMW Dealership Abutting Pond Place on Route 44: It is still not known whether the Town will approve this application, but the Avon Town Planner is in complete agreement with the concerns raised by Pond Place. C. Wall was the only Board member who received a pamphlet in his mailbox denouncing the proposed dealership as being bad neighbors in other towns. There is a scheduled Public Hearing on this matter, but because Pond Place is zoned "industrial" there is some confusion with regard to being notified. J. Williams will research and inform Board of exact date. D. Zacchio will meet again with the Avon Town Planner to review Pond Place concerns.

NEW BUSINESS

Notice & Opportunity To Be Heard – 4 Dove Circle

No one in attendance

At issue is a white-framed slider installed without approval and without any application to the Design Review Committee. **It was moved and seconded to issue a \$200.00 fine for not filing an application with the Design Review Committee and, further, that the unit owner shall submit a plan for remediation to the property manager by December 21, 2015. If no plan or schedule is received by that date, then a fine of \$10/day will commence. Motion carried.**

OTHER/PUBLIC COMMENT - none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:56 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:57 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of October 26, 2015 as submitted. Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

- ✓ New Lighting: Yellow LED lights are not available, but there is a "softer" blue-white at the corner of Butternut and Arrowhead that has just the right luminosity. This might be an acceptable solution. The Board will review and concurred that it makes economic sense to transition to all-LED lighting.
- ✓ C. Rossetti: Shouldn't accruing fines be more properly accounted for under the Association? R. Markham will make the needed accounting change.
- ✓ C. Rossetti: Please clarify \$2,525.00 payment (Tax District Check Register) to Northwest Contractors. Answer: that was for electrical work done on meter box.
- ✓ C. Rossetti: Please clarify \$2,250.00 payment (Tax District Check Register) to Capstone Property Management. Answer: that was for painting about 50 fence panels. Question: what methodology does Capstone use to determine cost? Answer: hours/prevaling wage. D. Zacchio suggested that Cape Cod Fence should be contacted for jobs like this in the future to discourage future cross-examination.

OLD BUSINESS

- ✓ Stub Pond: Water has now been restored. The Board commended Avon Water Company for its cooperation in crafting a replacement part and repairing the water valve, all at no cost.
- ✓ Tennis Courts: Fully resurfaced with new post holes.
- ✓ Fall Clean-up: Mostly finished but will continue for awhile.
- ✓ Mailboxes: No plastic replacement to existing mailboxes has yet been approved.

NEW BUSINESS

- ✓ C. Rossetti: Stop sign at Nuthatch & Pond Place has been hit and is at an angle. R. Markham will follow up.
- ✓ Road Repair: There seems to be a "sink hole" developing on road next to bridge when exiting Pond Place. R. Markham will follow up.

OTHER/PUBLIC COMMENT- none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:20 p.m. The next meeting will be Monday, January 25, 2016, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl