

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
BOARD MEETING  
OCTOBER 28, 2019  
AVON ROOM, TOWN HALL**

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POND PLACE ASSOCIATION, INC. BOARD OF Directors

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

Absent: Charles Wall, Vice President and Christopher Rossetti, Governor

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 Mitch Uzwack seconded by Susan Jansen and unanimously carried the Minutes of the September 23, 2019 Pond Place Association Minutes were approved as written.**

TREASURER'S REPORT

The Board reviewed the Financial Report for the month ending 9/30/19 for Pond Place Association, Inc. The following items were noted:

Mr. Famiglietti reported that the Association currently has \$26,042.34 in the TD Bank operating checking account; and other assets totaling \$70,874.76 for total assets of \$96,917.10.

- The Accounts Payable report shows cash disbursements of \$1,000.
- Northington Meadows - The account has been fully funded at the budgeted amount of \$6,000.
- Accounts Receivables report shows \$37,120 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. Currently there are 12 units turned over to the attorney and one unit in foreclosure.

- CM Property Management was directed to obtain an update on the foreclosure and the date foreclosure was filed from the Association's attorney.
- CM Property Management is to obtain a status report on the remainder of the units with the attorney for collection by November 5, 2019.

- In response to Board inquiry, Mike Famiglietti indicated that two reminder notices are sent to delinquent owners, if payment arrangements have not been made a third letter is sent sending the account to the attorney for collection.

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

OLD BUSINESS

NONE

NEW BUSINESS

- Listing of Homes in the Pond Place Press – Following discussion concerning allowing unit owners to list homes for sale in the Pond Place Press, it was the consensus of the Board not to allow the publishing of homes for sale in the Association’s Newsletter.

PUBLIC COMMENT

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

Respectfully submitted,  
Mike Famiglietti, CPM

**MINUTES OF MEETING  
POND PLACE TAX DISTRICT  
BOARD MEETING  
OCTOBER 28, 2019  
AVON ROOM, TOWN HALL**

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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 Uzwick, Director  
Gary Gianini, Director

Absent: Charles Wall, Vice President and Christopher Rossetti, Director

Also present: Michael Famiglietti, Property Manager

Domenic A. Zacchio convened the POND PLACE TAX DISTRICT meeting at 7:31 pm.

#### MINUTES OF PREVIOUS MEETING

The Minutes of the September 23, 2019 Meeting were amended as follows:

- Following review, it was noted that those members who are not Officers of the Pond Place Association should be listed as Governors and those members who are not Officers of the Pond Place Tax District Association should be listed as Directors. The Minutes of the September 23, 2019 Pond Place Tax District Association will be amended to change Governors to Directors.
- Correct the spelling of Gary Gianini's last name from Gianinni to Gianini.

**Upon a motion by Mitch Uzwack seconded by Susan Jansen and unanimously carried the Minutes of the September 23, 2019 Pond Place Tax District Association Minutes were approved as amended.**

Mike Famiglietti was directed to forward a copy of the amended Meeting Minutes to the Board.

#### TREASURER'S REPORT

The Board reviewed the Financial Report for the month ending 9/30/19 for Pond Place Tax District Association, Inc. The following items were noted:

Mr. Famiglietti reported that the Association currently has \$172,204.24 in the TD Bank operating checking account; Capital Reserve Trust Fund of \$298,680.17 and other assets totaling \$655,730.21 for total assets of \$1,126,614.21.

There are no outstanding Accounts Payables.

Mr. Famiglietti reviewed the Accounts Receivable Report for the benefit of the Board. \$156,015.74 has been collected as of 9/30/19. Twelve (12) 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 July 2019 Financial Statement as presented with the following comments being addressed:

- Landscape/Drainage – It was noted that the path near the tennis court is in a state of disrepair and needs additional blue stone dust installed to prevent erosion. Following discussion, CM Property Management will have the installation of stone dust on the path leading to the tennis courts completed next week.

#### OLD BUSINESS

- Line Striping – Mr. Famiglietti reported that Brite Line Paving has completed the line striping of the roadway.
- Gate/Fence – The installation of the gate by Pond Place and Rt. 44 has been completed.

- Shed Removal Update – The removal of the shed will take place in early to mid-November.
- Final Fall Clean-up – Final fall clean-up is scheduled for November 22, 2019. CM Property Management is to correct the date in the body of the Notice prior to sending to the community. Mike Famiglietti will forward a copy of the corrected Notice to John Williams.
- Pond Drawdown – Following discussion, **upon a motion by Mitch Uzwick, seconded by Sue Jansen and carried, the Board agreed to allow the Association’s Board President to decide at his discretion on when to drain down the pond.**
- Forestry Report - The following items were discussed:
  - Andrea with the Forestry Department will attend the next Board Meeting to present her report. A copy of this report has been provided to the Board.
  - There are some pines in the circle growing around under the asphalt and will become weak which h will become and become a hazard and a liability to the community. Following discussion, it was agreed that Mike Famiglietti will meet with Mitch Uzwick to identify those trees posing a hazard and coordinate the removal of the same.
  - CM Property Management will notify the unit owners of the tree removal.
  - The Board should entertain talking with an arborist to come up with a 3-year plan and discuss how to fund the project in the next fiscal year. This item was tabled until the next meeting.

NEW BUSINESS - NONE

PUBLIC COMMENT – NONE

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

Respectfully submitted,  
Mike Famiglietti, CPM

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