

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
October 22, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: R. Markham, Property Manager; APD Community Service Officer Todd Akerley; Jon Beck, 7 Irontree Court; Sue Jansen, 6 Pond Place

The President convened POND PLACE ASSOCIATION at 7:08 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Sept. 24, 2012 as submitted. Motion carried.

TREASURER'S REPORT

After many years of service as Treasurer beginning in 1995, J. Barry, who now spends about three months a year in Florida, and given his age, has requested that the Board consider appointing Carol Glider as Assistant Treasurer. Carol has an extensive background in banking and has been introduced to Pond Place bank officials and auditors. J. Barry will work with her until such time as he steps down. **It was moved and seconded that C. Glider be appointed as Assistant Treasurer. Motion carried.**

MANAGER'S REPORT – filed with minutes

Design Review Committee has been reactivated. Members are Kim Lazich, Nancy Bancroft, Domenic Zacchio and Richard Markham. First meeting will be Tuesday, Nov. 13th, 7:15 p.m. at the home of K. Lazich.

OLD BUSINESS

- ✓ Website. J. Williams reported that the website was down temporarily, but he believes it is now fixed and operating.
- ✓ T. Heleniak, 13 Gray Pine Common. In a telephone conversation with D. Zacchio today, Mr. Heleniak said he will have his house power-washed shortly and all other items will be completed by end of May 2013.

NEW BUSINESS

NOTICE & OPPORTUNITY TO BE HEARD

Christina Fischer, 2 Nuthatch Way – Not Present

At issue is the condition of a storage shed. Some other violations have been remedied. **It was moved and seconded that a letter be sent to C. Fischer stating that the shed must be brought into compliance by January 1, 2013 or a fine of \$10/day will commence. All other incomplete items must be brought into compliance by June 1, 2013 or a similar fine of \$10/day will commence. Motion carried.**

NOTICE & OPPORTUNITY TO BE HEARD

W. Thompson, 4 September Way – Not Present

At issue is a seriously deteriorating house which is in foreclosure – again. A prior foreclosure action was stayed by a last-minute payment from the parents of W. Thompson. Pond Place, however, was liable for approximately \$5,000 in court costs. **It was moved and seconded that a letter be sent to W. Thompson stating that the steps on the deck must be repaired by January 31, 2013 or a fine of \$10/day will commence and that all other cited items must be brought into compliance by May 31, 2013 or a similar fine of \$10/day will commence. Motion carried.** It was recommended that a copy of the letter be sent to W. Thompson’s parents.

PUBLIC COMMENT

J. Beck commented that speeders are avoiding certain speed humps and taking other streets in order to speed through Pond Place. D. Zacchio is aware of situation.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:49 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:50 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Sept. 24, 2012 as submitted. Motion carried.

TREASURER’S REPORT (see Association)

MANAGER’S REPORT – filed with minutes

- ✓ Extension of Fence. Will have estimate for next meeting. Although commercial owners have agreed in principle to this extension, shared cost details have yet to be worked out.
- ✓ Observation Deck. Part of deck facing Pond did not receive recent polyurethane coating. R. Markham is aware and will remedy.
- ✓ Accumulating Debris. Piles of debris are accumulating behind the former Bridal Shop store. A lengthy discussion followed regarding site plan ordinances, regulations and history. Similar conditions prevail behind the Big Y store. R. Markham and D. Zacchio will follow up.

OLD BUSINESS

FEMA Reimbursement. Rules are “stacked against” communities like Pond Place. Costs of litigation make it unlikely that additional reimbursement will be pursued.

NEW BUSINESS

Electric Light Pole. Near Big Y – leaning dangerously. R. Markham will follow up.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:10 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, November 26, 2012, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl