

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
October 27, 2014
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Barbara Durham, 3 Raven Circle; Margaret Bozek, 2 Raven Circle; Linda Meyers, Atty. for M. Bozek; Gary Gianini, 5 Butternut Circle; Jay Eustace, 1 Butternut Circle

The President convened POND PLACE ASSOCIATION at 7:02 p.m

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of September 29, 2014 as submitted with the following correction: Under Treasurer's Report – change "land lease is due to expire in 2018" to "land lease is due to expire in 2028". Motion carried.

TREASURER'S REPORT ASSOCIATION & TAX DISTRICT – J. Barry

- ✓ General Finances: Statement of Income and Expenses for both Association and Tax District were reviewed. "Tax Assessment Income" under Tax District reflects collection of some arrears from prior years. As of September 30, 2014, the Reserve Fund for road paving is \$180,599,35. Approximately \$7,500 in receivables are either in the hands of attorney or bank.
- ✓ Land Lease Payoff Letter: In response to several unit owners' requests about pre-paying their land lease thereby saving money in interest, a Draft Letter explaining the history of Pond Place Land Lease and an explanation of procedures for paying it off, was submitted for Board's review. A lengthy discussion followed regarding whether the letter could be interpreted as "tax or legal advice." **It was moved and seconded to approve the Draft Letter as submitted with the addition of a disclaimer regarding tax or legal advice. Motion carried.** The Letter will appear in the December issue of Pond Place Press and will be on the website.
- ✓ Audit Report: Auditors have been invited to November meeting.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Building Guide. Architect submitted drawing of approved canopy designs for Country House. **It was moved and seconded to accept the architect's drawing and include in the Building Guide with detailed specifications and that such approved designs replaces and rescinds all other canopy designs. Motion carried.**

WEBSITE REPORT – J. Williams

- ✓ There were approximately 1,000 "unique" visits to the website.
- ✓ ORG Domain Name and Certification were renewed for two years.

2 RAVEN COURT – M. BOZEK

At issue is whether trim on sliders conforms to approved colors as outlined in Pond Place Building Guide. M. Bozek contends that she ordered correct "Terratone" color from manufacturer as represented in their brochure, but that actual color was different. Also, since that same color seemed to be used on neighbor's home, she ordered and installed sliders before receiving Design Review Committee rejection. As for Board's subsequent request to paint sliders an approved "very dark brown or black," M. Bozek had scheduled her home to be painted and spoke to painter who cautioned her that the point of buying colored vinyl was not to then have it painted. Furthermore, paint would not adhere. L. Meyers, a real estate attorney, advocated on M. Bozek's behalf stating that a lot of money had been spent upgrading the property and that everyone was sensitive to upholding the "character" of Pond Place.

D. Zacchio reiterated the importance of maintaining control of individual colors at Pond Place. It is the Board's duty to see that these standards are met and maintained. There cannot be exceptions granted or the whole concept will suffer. It was agreed that M. Bozek will check further with manufacturer regarding whether vinyl can safely be painted and report back to Board at the next meeting.

OLD BUSINESS - none

NEW BUSINESS

- ✓ Is Stub Pond Private or Public? Officer Reardon reported several incidents at Pond Place and asked for guidance. Also some house numbers need repair to be readily seen. A lengthy discussion followed regarding increasing public access to, and use of, Stub Pond, from both Route 44 and within private streets. J. Barry will contact Bob King at E-B to research original status of Pond and report to Board.
- ✓ Long Wait at Traffic Light – Darling Drive/Rt 44. This is a matter for the DOT.

PUBLIC COMMENT

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| Q. Can extra copies of Agendas be available at meetings? | A. Board will discuss in Executive Session. |
| Q. Can I get an explanation of lease pre-payment - 1 Butternut? | A. Yes, R. Markham will follow up. |
| Q. Is there a directory of Pond Place owners and residents? | A. No. |
| Q. Am I allowed to change the color of my home – 1 Butternut? | A. Yes, with approval. |

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:37 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 8:38 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of September 29, 2014 as submitted with the following correction: Under Treasurer's Report – change "land lease is due to expire in 2018" to "land lease is due to expire in 2028". Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – complete report filed with minutes

- ✓ New Entrance Sign. Board requested that R. Markham complete asap.

OLD BUSINESS/NEW BUSINESS/PUBLIC COMMENT - none

Executive Session – 8:40 to 9:15 p.m.

It was moved and seconded that extra copies of Agenda be made available at future Board meetings. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 9:20 p.m. The next meeting will be Monday, November 24, 2014, 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl