

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
October 26, 2015
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Gary Gianini, 5 Butternut Circle; Bev Drees, 3 Jay Court

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 Sept. 28, 2015 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ Land Lease: D. Zacchio reported that the amount due on the land lease loan is now at \$176,000.00.
- ✓ J. Barry Illness: Joe is recuperating nicely and should be back home in several weeks.

MANAGER'S REPORT - complete report filed with minutes

- ✓ Aged Receivables: Slightly more than in past years, but all are in hands of attorney.
- ✓ Trantolo, 10 September Way: R. Markham will check to see who is the legal owner of this property.
- ✓ C. Rossetti: Has 2 Raven Court been resolved? It was the consensus of the Board that the matter of outstanding fines be revisited and that M. Bozek be accorded a Notice and Opportunity to be Heard at the November 23rd meeting.

OLD BUSINESS

- ✓ BMW Dealership abutting Pond Place on Route 44: D. Zacchio met with the Town Planner who is in complete agreement with the concerns raised by Pond Place. S. Jansen wondered whether this presents a unique opportunity for Pond Place to partner with the BMW dealership to install solar panels on their roof. This would benefit the dealership, Pond Place residents, and the community at large. She will discuss with the Avon Town Planner and report at the November 23rd meeting.

NEW BUSINESS

- ✓ Thank You Card From Alice Barry: Mrs. Barry thanked the Board for the flowers sent to Joe.

OTHER/PUBLIC COMMENT - none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:29 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

The President convened POND PLACE TAX DISTRICT at 7:30 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Sept. 28, 2015 as submitted. Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

- ✓ 20 Gray Pine Common: A lengthy discussion followed regarding how to proceed with uncooperative homeowners whose deteriorating property affects the entire community and whose fines continue to accrue. It is within the Board's authority to publicly post all such delinquents whenever it wishes. R. Markham will make a list of outstanding issues and C. Rossetti will look at property. Both will report findings at November 23rd meeting.
- ✓ C. Rossetti: Shouldn't accruing fines be more properly accounted for under the Association? R. Markham will make the needed accounting change.
- ✓ New Lighting: After months of research, there are two possible solutions...a new kind of yellow bulb (see light at 14 Gray Pine) or a softer white bulb (see corner Butternut & Pond Place).
- ✓ C. Rossetti: Please clarify \$3,574.00 payment (Tax District Check Register) to JH Property Services for labor re stone dust. R. Markham will follow up and report at November 23rd meeting.

OLD BUSINESS

- ✓ Stub Pond: A critical component of a tool that opens and closes the water valve has broken. Avon Water Company will rebuild and install and no cost. Other needed repairs remain to be done. When both issues are completed, water will be restored. Meanwhile, the exposed pond has benefitted from several weather freezes.
- ✓ C. Rossetti: When is fall cleanup scheduled? Should occur before Thanksgiving, but so far, leaves have been slow to fall.

NEW BUSINESS

- ✓ K. Lazich: Is huge new Eversource transformer near her home permanent? It is, and very much needed to provide present and future electric power to surrounding areas. Perhaps the cement base could be painted to blend in with surroundings.
- ✓ K. Lazich: There is a parked minibus behind her home. This is not permitted. R. Markham will follow up.
- ✓ C. Rossetti: Will stumps left from recent tree removals at Arrowhead be ground? Yes they will. What about other stumps left in this area? R. Markham will follow up.
- ✓ C. Rossetti: Are there plans for any re-landscaping at Arrowhead? It would be nice to have something "green" at the center, perhaps an arbor vitae or juniper surrounded by boulders...keeping in mind needed storage space for snow. R. Markham will consider for spring project.

OTHER/PUBLIC COMMENT- none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:25 p.m. The next meeting will be Monday, November 23, 2015, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl