

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
BOARD MEETING
DECEMBER 28, 2020
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

POND PLACE ASSOCIATION, INC. BOARD OF DIRECTORS

Present: Charles Wall, President
Susan Jansen, Treasurer
Mitch Uzwack, Vice President
Gary Gianini, Governor
Christopher Rossetti, Governor
John Williams, Governor
Kimberly Lazich, Secretary

Absent: None

Unit Owners Present: Ann Costello, Amber Jones, Cindy Bombard, Claire, Helen B., Ian Tullock, Judy and Meg Spencer

Not present: Michael Famiglietti, Property Manager

Charles Wall convened the POND PLACE ASSOCIATION meeting at 6:35 pm.

MINUTES OF PREVIOUS MEETINGS

Pond Place Association Board Meeting Minutes – November 23, 2020

Upon a motion by Kim Lazich, seconded by Susan Jansen and carried, the Minutes of the November 9, 2020 Board Meeting were approved as written.

TREASURER'S REPORT:

Susan Jansen made the following comments on the Financial Statements that were provided to the Board for the month of 11/30/20.

Susan Jansen reported that the Association currently has \$22,323.36 in the TD Bank operating checking account; and other assets totaling \$40,228.08 for total assets of \$62,551.44. CM Property should reach out to the owners on their past due funds owed.

MANAGER'S REPORT:

None

OLD BUSINESS:

- Memorial Bench and Tree in Memory of Joe Barry – Mike Famiglietti will be meeting with Chris Rossetti to select bench options in a contemporary style for Board review and approval. The installation of the bench is anticipated to be completed in the Spring of 2021 and will be located where the existing bench is near the dock. The existing bench will be removed and relocated elsewhere on the property.

- Bussing – Gary Gianini along with the help of Mitch Uzwack, Charles Wall and the Board of Education work together to get a second bus stop within the Pond Place community.
Mitch Uzwack made the motion to approve the second bus stop, seconded by Susan Jansen and unanimously approved.
- CM Property to notify the residents of the second bus stop.
- Gary Gianini will be in touch with CM Property Management to locate the “T” bar to be used to lower the water at the pond.

PUBLIC COMMENT: Bus Stop - Cindy Bombard, would like to have comment prior to the Board voting and follow Robert Rules in the future. Amber Jones believes the second bus stop is ideal. Mark Spencer did not like the bus stop on Darling Drive.

NEW BUSINESS: - Discussed Permanent fixture for a bus stop. No action at this time.

OTHER - None

- **PUBLIC COMMENT:** Cindy Bombard has neighbor trees that were tagged. CM Property to notify the owner and get them to taken down by the owner’s expense. Ian Tullock asked about a possible fenced in dog park areas. Ann Costello has an issue with the fence that was removed when the trees came down. Lot of trash and tree stumps are still there.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,
Mike Famiglietti, CPM

**MINUTES OF MEETING
POND PLACE TAX DISTRICT
BOARD MEETING
DECEMBER 28, 2020
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

POND PLACE TAX DISTRICT, INC. BOARD OF DIRECTORS

Present: Charles Wall, President
Mitch Uzwack, Vice President
Kimberly Lazich, Secretary
Susan Jansen, Treasurer
Gary Gianini, Director
Christopher Rossetti, Director
John Williams, Director

Absent: None

Unit Owners Present: Ann Costello, Amber Jones, Cindy Bombard, Claire, Helen B., Ian Tullock, Judy and Meg Spencer

Not, present: Michael Famiglietti, Property Manager

Charles Wall, President convened the POND PLACE TAX DISTRICT meeting at 7:25 p.m.

MINUTES OF PREVIOUS MEETINGS

Pond Place Tax Association Board Meeting Minutes – November 23, 2020

Upon a motion by Charles Wall, seconded by Mitch Uzwack and carried, the Board accepted the Minutes of the November 23, 2020 meeting as written.

TREASURER’S REPORT

Susan Jansen – many payments made in the tax district. Financial Statements that were provided to the Board for the month of November 30, 2020:

Mr. Famiglietti reported that the Association currently has \$123,898.88 in the Operating Bank accounts; Total Reserve Accounts are \$346,348.84; Other Assets of \$758,529.86 for Total Assets of \$1,228,777.58.

MANAGER’S REPORT

None

OLD BUSINESS

Status of Fence Project: Due to the weather, we will address this spring when the weather is warmer.

There is a Director position open. The Board will look amongst the candidate and have elections in May. Possibly bring in two new members to get them involved in possible subcommittee.

NEW BUSINESS

- New budget to be coded and allocated for the year. Separate accounts for trees, landscaping and fall cleanup. Review JH Services contract. Need a capital budget needed (new roads, dredging the pond etc.)
- Anyone who is interested on the Board should be contacting Charles Wall.
- CM Property should have a second person to attend meetings if Mike Famiglietti is unable to attend.

PUBLIC COMMENT

- Cindy Bombard requested the email address of Charles Wall. Judy would like a list of all the Board Members.

The next Board Meeting has been scheduled for Monday, January 25, 2021 at 6:30 p.m. via Zoom.

There being no further business to come before POND PLACE TAX DISTRICT ASSOCIATION meeting, the President adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Mike Famiglietti, CPM