

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
BOARD MEETING  
NOVEMBER 23, 2020  
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

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**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: Judy Larkin, 9 Jay Court; Claire Henderson, 1 Keystone Court; Katia Salokas, 1 Clover Court; Beverly Drees, 3 Jay Court.

Also, 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 9, 2020

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

**TREASURER’S REPORT:**

Mr. Famiglietti made the following comments on the Financial Statements that were provided to the Board for the month of 10/31/20.

Mr. Famiglietti reported that the Association currently has \$23,389.86 in the TD Bank operating checking account; and other assets totaling \$40,228.08 for total assets of \$63,617.94.

**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 will be talking to families near the circle to get their thoughts to present to the School Board by the end of the month. It was the consensus of the Board to push this matter with the Board of Education to grant permission to allow bussing throughout the community as was done in the past for safety concerns due to the lack of sidewalks and children walking on the streets in the snow.
- Diesel truck behind Grey Pond Circle/Big Y – Mike Famiglietti is to meet with the General Manager of Big Y and contact the Town Zoning Enforcement officer for the removal of the vehicle in order to rectify this matter.
- Site Plans for Property Lines – Site Plans have been obtained and forwarded to the Board.
- Fencing – CM Property Management was directed to implement a site plan showing where the proposed fencing will be installed and when each phase is complete.
- Price for Islands – September Way and Finch Run - Mike Famiglietti to work on a plan to submit to the Board for approval and then be sent out to bid. It is anticipated that the plans will be completed by November 30<sup>th</sup>.
- Rules Amendment – Towing Policy – It was the consensus of the Board to approach the unit owners at the upcoming Annual Members Meeting to discuss amending the Tax District Ordinance for the inclusion of a towing policy.

In the meantime, upon a motion by Charles Wall, seconded by Mitch Uzwack and unanimously carried, it was moved to tag vehicles with violation stickers that are obstructing traffic and allow 24 hours to correct the situation or fines will accrue on the basis of \$25.00 per day.

#### **NEW BUSINESS:**

- Board to hire an Official Secretary for the Meeting Minutes – Following discussion it was the consensus of the Board to remain with the current practice of recording the Meeting, with CM Property Management, Inc., office staff preparing the Minutes on behalf of Pond Place.
- Appointment of Vice President and additional Board Governor – Charles Wall indicated that with the passing of both Joe Barry and Dom Zacchio a Vice President and Governor would need to be appointed to the Board.
  - Appointment of Vice President – Mr. Wall indicated that Mitch Uzwack had volunteered for the position of Vice President. With no further volunteers and upon a unanimous vote of the Board, Mr. Uzwack was appointed to the position of Vice President of the Pond Place Association Board of Governors.
  - Appointment of Governor – Following discussion and a unanimous vote of the Board, Gary Gianini was appointed as Governor to the Pond Place Association Board of Governors.
- Memorial for Dom Zacchio – Following discussion, it was the consensus of the Board to name the future Bocci Ball Court after Dom Zacchio in honor of his passing and his many contributions to Pond Place.

- Update Signers on Bank Accounts – Following discussion, upon a motion by Christopher Rossetti, seconded by Charles Wall and unanimously carried, the Board authorized Susan Jansen, Treasurer; Charles Wall, President and Mitch Uzwick, Vice President Pond Place Tax Association, Inc., to be added as signers on all CDs, Checking accounts and Savings accounts. Dominic Zacchio and Joe Barry are to be removed from all CD's, Checking accounts and Savings accounts.

**OTHER** - None

**PUBLIC COMMENT:**

- Katia Salokas, 1 Clover Court requested Board consideration for the installation of a community playground. Following discussion Ms. Solakas will work with Mike Famiglietti on a proposed plan to be submitted for Board review and consideration for inclusion in the next fiscal year capital budget.

Meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Mike Famiglietti, CPM

**MINUTES OF MEETING  
POND PLACE TAX DISTRICT  
BOARD MEETING  
NOVEMBER 23, 2020  
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

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**POND PLACE TAX ASSOCIATION, 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: Judy Larkin, 9 Jay Court; Claire Henderson, 1 Keystone Court; Katia Salokas, 1 Clover Court; Beverly Drees, 3 Jay Court.

Also present: Michael Famiglietti, Property Manager

Charles Wall, President convened the POND PLACE TAX DISTRICT meeting at 7:21 p.m.

**MINUTES OF PREVIOUS MEETINGS**

Pond Place Tax Association Board Meeting Minutes – November 9, 2020

Upon a motion by Sue Jansen, seconded by Charles Wall and carried, the Board accepted the Minutes of the November 9, 2020 meeting as written.

**TREASURER’S REPORT**

Mr. Famiglietti made the following comments on the Financial Statements that were provided to the Board for the month of October 31, 2020:

Mr. Famiglietti reported that the Association currently has \$116,603.03 in the Operating Bank accounts; Total Reserve Accounts are \$372,917.97; Other Assets of \$759,055.81 for Total Assets of \$1,248,576.81.

Mike Famiglietti reviewed the Income and Expense Statement for the benefit of the Board.

**MANAGER’S REPORT**

None

**INSURANCE UPDATE FROM AUGUST STORM**

No further update. Check was received from the Association’s insurance carrier.

## **OLD BUSINESS**

### Status of Fence Project:

- Mike Famiglietti is soliciting additional bids for both PVC and Cedar fencing to be submitted to the Board for consideration.
- Mike Famiglietti will implement a site plan showing where proposed 6' and 8' sections of fencing will be installed and submit to the Board for review.
- This project is anticipated to begin in the Spring of 2021.

## **NEW BUSINESS**

- Appointment of Vice President – Upon a motion by Charles Wall, seconded by Sue Jansen and unanimously carried, Mitch Uzwack was appointed to the position of Vice President of the Pond Place Tax Association Board of Directors.
- Update Signers on Bank Accounts – Upon a motion by Christopher Rossetti, seconded by Charles Wall and unanimously carried, the Board authorized Susan Jansen, Treasurer; Charles Wall, President and Mitch Uzwack, Vice President Pond Place Tax Association, Inc., to be added as signers on all CDs, Checking accounts and Savings accounts. Dominic Zacchio and Joe Barry are to be removed from all CDs, Checking accounts and Savings accounts.
- Website Insurance Notification - Mike Famiglietti was directed to provide verbiage to John Williams for inclusion on the website advising unit owners that if a tree falls on an individual home, the unit owner should contact their individual homeowners insurance directly.
- Appointment of One Additional Board Member – Charles Wall indicated that there is one unexpired Board term that needs to be filled. He requested that anyone knowing of an owner who would be interested in serving on the Board to attend the next meeting for introduction.

## **TREE REMOVAL**

Update on McClellan Tree Service Contract – The contract has been signed with McClellan Tree Service. McClelland will provide a schedule of the 7-8 days needed to complete the project in the near term. Once received, notice will be provided to the community.

## **PUBLIC COMMENT**

- John Williams indicated that there is a potential area for icing by the wood path along the pond near the observation deck. The area is mostly bare dirt with no crushed stone to prevent icing in the winter. Mike Famiglietti will walk this area to evaluate if additional grading is necessary.
- Sue Jansen requested Mike Famiglietti to provide wording for the Pond Place Press for the December issue acknowledging the great loss of Dom Zacchio, The Association's President and his many contributions to Pond Place over the year.

The next Board Meeting has been scheduled for Thursday, December 28, 2020 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 7:55 p.m.

Respectfully submitted,  
Mike Famiglietti, CPM