

**MINUTES OF ANNUAL MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
Wednesday, May 27, 2015  
Avon Room, Avon Town Hall**

***NOTE: THESE MINUTES ARE "UNOFFICIAL" UNTIL THEY ARE ACCEPTED OR AMENDED  
AT THE NEXT POND PLACE ANNUAL MEETING IN 2016.***

POND PLACE ASSOCIATION, INC.

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

Absent: None

POND PLACE TAX DISTRICT

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

Absent: None

Also Present: Residents/Owners of Pond Place (sign-up sheet filed with Property Management);  
Richard Markham, Property Manager, Capstone Management Co.

The ANNUAL MEETING of POND PLACE ASSOCIATION, INC. was called to order at 7:00 p.m. by D. Zacchio and the meeting was then turned over to R. Markham who explained voting procedures and terms of office. A quorum was declared present (members present constitute a quorum). It was the consensus of those present that Notice was given and that Proof of Notice be waived. Board members, property manager and minute taker were introduced.

READING OF THE MINUTES OF ANNUAL MEETING HELD MAY 28, 2014

**It was moved and seconded to waive reading of the minutes and accept as submitted. Motion carried.**

R. Markham noted that minutes were sent with Notice and that minutes are always open and available.

ELECTION OF BOARD OF GOVERNORS (THREE TO BE SELECTED)

The following slate was proposed for a two-year term commencing July 1, 2015:

Joe Barry, Governor                      Carol Glider, Governor                      Kim Lazich, Governor

There were no further nominations from the floor or contained in the proxies submitted. **It was moved and seconded that nominations be closed and that a single ballot be cast for the proposed slate of Governors so that they can be Elected by Acclamation. Motion carried.** Officers of the Association will be elected at the first meeting of the newly constituted Board of Governors.

The Association budget for FY 2015-2016 was duly approved by the Board of Governors at their April 27, 2015 meeting. The new annual Association fee will be \$105.00.

NEW BUSINESS – NONE

PUBLIC COMMENTS

- Q. There seems to be a deficit regarding Northington Meadows. Where will money come to balance account?  
A. Considerable money was expended in FY 2015 to control an infestation of weeds in Stub Pond. However, in prior years, expenses were less than income and there is sufficient cash balance to offset this expense.  
Q. Fertilizer run-off intensifies weed growth in Stub Pond. What is being done?  
A. We have a new landscape vendor who does not use harmful chemicals.  
Q. Can there be a community effort to control weeds?  
A. Not really, it requires being in a boat with professional assistance. Algae growth is persistent problem.

There being no further business to come before the ANNUAL MEETING of POND PLACE ASSOCIATION, INC., the President adjourned the meeting at 7:15 p.m.

Respectfully submitted,  
Kimberly Lazich, Secretary  
by F. Stahl

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The ANNUAL MEETING of POND PLACE TAX DISTRICT was called to order by D. Zacchio at 7:16 p.m. and the meeting was turned over to R. Markham. He explained that the Budget Hearing on Wednesday, May 20, 2015 was the appropriate time to debate the Tax District budget. The Annual Meeting is convened to vote the proposed budget up or down. A quorum was declared present (minimum requirement: 15 qualified voters – approximately 25 people were present). It was the consensus of those present that Notice was given and that Proof of Notice be waived. He also gave an overview of capital improvement plans for the next fiscal year.

READING OF THE MINUTES OF ANNUAL MEETING HELD MAY 28, 2014

**It was moved and seconded to waive reading of the minutes and accept as submitted. Motion carried.**

R. Markham noted that minutes were sent with Notice and that minutes are always open and available.

ELECTION OF OFFICERS AND DIRECTORS

A nine-person slate was proposed for a one-year term commencing July 1, 2015. There were no further nominations from the floor. **It was moved and seconded that nominations be closed and that a single ballot be cast for the proposed slate of Officers and Directors so that they can be Elected by Acclamation. Motion carried.**

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

ADOPTION OF THE FY 2015 – 2016 TAX DISTRICT BUDGET & BUDGET RESOLUTIONS

The following resolutions were adopted unanimously:

RESOLVED: ADOPTION OF BUDGET. That the budget for Pond Place Tax District for the fiscal year commencing July 1, 2015 and ending June 30, 2016 be approved.

RESOLVED: ADOPTION OF MILL RATE. That the tax for the fiscal year commencing July 1, 2015 and ending June 30, 2016 be affixed at 11.78 mills.

RESOLVED: LEVYING OF TAX. That the tax for the fiscal year commencing July 1, 2015 and ending June 30, 2016 be levied against all real property situated in the Pond Place Tax District based on the assessments on the Grand List of the Town of Avon as of October 1, 2014, at a mill rate of 11.78 mills provided that there be no tax on motor vehicles.

PUBLIC COMMENT

Q. Tree fell down on walking path. Cut up tree still remains. Will it be removed?

A. Yes.

Q. Sample replacement lights at 14 Finch are much too bright and not in keeping with Pond Place ambience.

A. We will do a cost-benefit analysis and proceed carefully. Utility company rebate program offers limited choices. We will try amber-colored glass and other options. Goal is to cut lighting expenses which are about \$500/month.

Q. Will we get a chance to vote on final decision?

A. The Board will certainly consider that.

There being no further business to come before the ANNUAL MEETING of POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:35 p.m.

The next regularly scheduled Board meeting will be Monday, June 22, 2015, 7 p.m., Avon Room.

Respectfully submitted,  
John Williams, Clerk  
by F. Stahl