

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
August 26, 2013, Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

Absent: John Williams

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: John Williams, Clerk

Also Present: Richard Markham, Property Manager; Margarca Bozek, 2 Raven Circle; Gary Gianini, 5 Butternut Circle; Anthony Zema, 12 Gray Pine Common

The President convened POND PLACE ASSOCIATION at 7:03 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 22, 2013 as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Land Lease Loan. Significant savings have been realized in paying off the original \$795,000 loan taken out in 2007. By the end of August, the loan will have been reduced to \$390,000. By paying an extra \$1,000/month, or a total of \$6,300, thousands of dollars are saved in interest over the life of the loan.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide Committee. Reviewing and rewriting this Guide is a painstaking process. Every word has to be carefully scrutinized for accuracy. However, progress is being made and K. Lazich reports that updates are current and computerized for quick publication once process is completed.
- ✓ Delinquencies. Several serious cases – all in some form of bankruptcy or litigation. In general, the number of new delinquencies are slightly higher than in past years probably due to a handful of new owners unfamiliar with billing cycle.

OLD BUSINESS

- ✓ M. Bozek, 2 Raven Circle. Ms. Bozek attended the meeting: She did apply for DRC approval, but did not wait for a reply before ordering glass slider replacements. She chose a similar color to that of her neighbor at 3 Raven Circle, reasoning that if this color was approved, then there would be no problem. Further, Home Depot was having a special sale if glass sliders were ordered immediately. The sliders were installed, but the DRC had rejected her application. The problem is that each manufacturer has differing shades of "dark brown." Another problem is that the neighbor at 3 Raven Circle is also in non-compliance. C. Rossetti requested that Ms. Bozek mail a copy of the DRC rejection letter to the Board. The Board will discuss further action in Executive Session.

NEW BUSINESS

NOTICE AND HEARING – S. MUNI, 4 NUTHATCH WAY [Not in attendance]

At issue is removal of part of a tree on a common area island without approval. A secondary issue is non-removal of a basketball hoop when not in use. This issue seems to be resolved for the moment. S. Muni is willing to comply with whatever fine the Board decrees. The Board will discuss further action in Executive Session.

NOTICE AND HEARING – F. Turner, 20 GRAY PINE COMMON [Not in attendance]

At issue is a list of non-compliance situations involving yard cleanup and unacceptable/deteriorating property conditions many of which have been cited before. The Board will discuss further action in Executive Session.

PUBLIC COMMENT

- ✓ Stub Pond. G. Gianini questioned the layer of scum on Stub Pond. A lengthy discussion followed regarding attempts at past remedies. Mr. Gianini offered to research effectiveness of various solutions to this persistent problem. Dredging is prohibitively expensive, but aeration or raking might help. Lake Basile in Simsbury and Secret Lake in Avon will be studied. Also, the State and commercial property owners on Rt. 44 have some responsibility regarding routine dumping and toxic runoff respectively. State Senator Witkos and retail owners should be contacted.

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

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:51 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 22, as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Fall & Spring Cleanup. R. Markham was asked to research and develop trends in these costs so they can be budgeted effectively.

OLD BUSINESS

- ✓ Fence Negotiations. Pond Place will proceed "on its own." Should \$10,000 cost be in Operating Budget or come out of Reserve? Pond Place attorney will draft agreement with owner of Sartorius Sports regarding maintenance and easements. C. Rossetti again requested we find original document.

OLD BUSINESS/NEW BUSINESS - none

PUBLIC COMMENT

- ✓ Re-stoning. A. Zema said he has waited a long time to have driveway re-stoned only to have it delayed repeatedly. The Board was sympathetic, but unforeseen expenditures such as recent storms have impacted this line item. Ordering stone now before anticipated snowplowing doesn't make sense. Mr. Zema argued that re-stoning was not discretionary, but was a basic requirement. R. Markham was requested to develop a budget for total or sequential re-stoning on a regular basis.

EXECUTIVE SESSION – 8:25 to 8:55 P.M.

M. BOZEK, 2 RAVEN CIRCLE: It was moved and seconded to rescind the \$200.00 fine and that M. Bozek be required to repaint sliders in a color approved by the Manager. It was further moved and seconded that Barbara Durham, 3 Raven Court, be required to repaint windows in a color approved by the Manager. Motion carried.

S. MUNI, 4 NUTHATCH WAY: It was moved and seconded that Mr. Muni be fined \$200 for cutting of tree. Further violations regarding basketball hoop will be fined at \$10 per incident. Motion carried.

F. TURNER, 20 GRAY PINE COMMON [Reference Letter from Manager dated July 19, 2013]: It was moved and seconded that Mr. Turner clean up yard as cited in 30 days or be fined \$10/day. Further, all other items cited must be brought into compliance within 45 days or a fine will be levied of \$10/day for each item not in compliance. Items needing DRC approval will be given 60 days for completion or a fine will be levied of \$10/day for each item not in compliance. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:56 p.m. The next meeting will be Monday, September 23, 2013, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl