

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
July 23, 2018
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Joseph Barry
Christopher Rossetti
Mitch Uzwack
John Williams

Absent: Charles Wall, Vice President
Kim Lazich, Secretary

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Joseph Barry
John Williams, Clerk
Christopher Rossetti
Mitch Uzwack
Kamil Kieterling

Absent: Charles Wall, Vice President
Kim Lazich, Secretary
Susan Jansen

Also Present: Michael Famiglietti, Property Manager; Officer Reardon, APD; Officer Lundell, APD; Gary Gianini, 5 Butternut Circle; Chris Allen, President of iDevices.

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of April 23, 2018 and June 25, 2018 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Presented Tax District reserve position:

POND PLACE ASSOCIATION INC
POND PLACE TAX DISTRICT

TREASURERS REPORT
JULY 23 2018

RESERVE POSITION:
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POND PLACE TAX DISTRICT (FOR CAPITAL IMPROVEMENT PROJECTS)	\$ 241,104.13
CAPITAL RESERVE FUND (HOLDS PAYMENTS RECEIVED FROM LAND LEASES)	\$ 139,317.04

NORTHINGTON MEADOWS, INC.
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SEE ATTACHED FINANCIAL REPORT FOR
NORTHINGTON MEADOW, INC.

NORTHINGTON MEADOW WILL NEED AN
ADDITIONAL CASH TRANSFER OF \$1,000.00
TO PAY FOR THE LIABILITY INSURANCE AND
THE PREPARATION OF THE FEDERAL TAX
RETURN.

JOSEPH BARRY
ASSISTANT TREASURER

TREASURER'S REPORT – J. Barry continued

- ✓ Presented Northington Meadow, Inc. statement:

NORTHINGTON MEADOW, INC.		
STATEMENT OF INCOME AND EXPENSE		
JULY 23, 2018		
BANK BALANCE	JUNE 30, 2018	\$ 379.62
ADD RECEIPT FROM POND PLACE ASSOCIATION		\$ 3,000.00
		<u>\$ 3,379.62</u>
LESS:		
KING, KING ASSOCIATES	2017 TAX RETURN	\$ 250.00
CHRISTOPHER ROSSETTI	COPYING CHARGE	\$ 23.00
ROBERT GAMBINO	WEED TREATMENT	\$ 2,775.74
		<u>\$ 3,048.74</u>
BANK BALANCE JULY 7	BANK BALANCE JULY 9, 2018	\$ 330.88
		=====

Director Mitch Uzwick asked about approach to reduce future pond weed treatment costs? (See discussion under Old Business concerning pond weed/ algae control.)

MANAGER'S REPORT – filed with minutes

- ✓ Work orders to address street light outages and damaged mailbox posts were completed. Also, completed were repairs for the entrance guard rail and fence. Driver who caused damaged has been billed.
- ✓ Several exterior modification application forms were submitted by residents and approved.
- ✓ Inspections have also been ongoing and violation letters sent to homeowners for correction.
- ✓ Street line and speed hump painting is being done.
- ✓ Director Christopher Rossetti asked if check registry information is presented as requested in previous meetings? Yes, page 8 in Management report. Account holding financial activity details are also presented on pages 12 – 15 within the Management report.
- ✓ Director Christopher Rossetti asked if further breakdown of major expenses could be included under Major Maintenance Projects within the Management Report's page covering the Pond Place Tax District Income/Expense Statement? Yes, to be done in future reporting.
- ✓ Director Mitch Uzwick asked about the dry/bare/no lawn area in an area where trees were removed in the Pond Place / Laurel Lane area? Follow-up is planned.

WEBSITE

- ✓ July visitors to date: 3,199; June visitors: 6,819.

OFFICERS REARDON and LUNDELL

- ✓ Continued bear sightings. The Avon Police Department has a Black Bear Do's and Don'ts on their website.
- ✓ Theft from unlocked cars has been reported in Avon neighborhoods. No reports in Pond Place but strongly suggested to be careful to keep cars locked.

OLD BUSINESS

Pond weed/ algae control: Update on controls and response to Director Mitch Uzwack's question on how to reduce future Weed Treatment costs?

One control approach previously discussed is the use of sterile carp.

Joseph Barry stated because our first application for carp was rejected as deficient. Our pond man, Bob Gambino, highly recommended Todd Bobowick, for his DEEP fisheries expertise and collaborative history with DEEP. The engineering firm Todd works with is Princeton Hydro. Pond Place resident Gary Gianini, who has been supporting the Pond Place Pond/Carp Committee, has been in contact with Princeton Hydro. Gary indicated that an onsite review of the pond is planned by that firm in the coming few weeks.

Gary Gianini also noted in his discussions with our pond man, Bob Gambino, that a second approach to reduce cost associated with pond weed/algae control is to obtain a small workboat and physically remove the invasive weeds such as Water Chestnuts ourselves.

Gary, and Pond Place Board Members John Williams and Kamil Kieterling, all expressed interest in volunteering for that work effort. Gary also noted the appropriate boat would be an aluminum 10 ft Jon Boat and would likely cost, with oars and oarlocks, up to \$1000.

It was moved and seconded that up to \$1000 be made available for purchase of the small workboat and equipment as described be accepted. Motion carried.

Gary Gianini will work with board on purchase and then will coordinate the first weed removal effort using that boat.

NEW BUSINESS

Director Christopher Rossetti introduced Chris Allen, President of iDevices, to the Pond Place Board Members. iDevices is our new neighbor on Tower Lane. The iDevices building on Tower Lane is on the east side of Stub Pond across from the Pond Place dock. Christopher Rossetti invited Chris Allen to join the July 23 meeting so Chris Allen could present what iDevices is about and what plans they have for the Tower Lane property.

Chris Allen described iDevices as a company that designs and sells smart-home automation products such as light switches, outlets, and thermostats that work with Amazon Alexa, Google Assistant, and other artificial intelligent personal assistants. Chris noted the Tower Lane part of the building that faces the pond is for iDevices staff, engineers, and managers. That team will be about 89 to 140 employees, and they will be starting in the Tower Lane location sometime around September. Chris also noted that manufacturing will not be done at the Tower Lane building. Chris said the back section (away from the pond) of the Tower Lane building is being used for Tower Cars Storage, a large storage space where sports and exotic cars are stored; and, where there are also occasional "Cars and Coffee" events. Chris invited Pond Place residents to future events and one is currently scheduled for September 16, 2018. He suggested a Tower Cars search in Facebook would provide more details about the facility and up-coming events. [<https://www.facebook.com/towercarstorage/>]

Chris Allen also answered Board Member questions about use of the property around the Tower Lane building. Walking meetings are part of the company's culture. A few employee walking trails have been created by clearing dead trees. Trees right next to the building and parking lot have also been removed. Other than damaged / safety concerns as they come up, further tree removal on the pond side of the property is not currently planned. A treehouse for employee meetings is planned for the Route 44 facing side of the property. They may place a few Adirondack chairs in an open area by the pond.

NEW BUSINESS continued

Chris Allen also noted that property / parking lighting will be set to reduce "light pollution" and include timers to turn them off around 11 pm. Some employees will be working into evening hours because they support customers on the west coast [Pacific Time Zone].

President Domenic (Dom) Zacchio noted that a Jay Court resident had filed a complaint concerning protection of wetlands because of Pond Place's use of the area west of the tennis court (the old playground area) for placement of leaves and wood chips. Dom noted that he and the Property Manager would be meeting with John McCahill, Planning and Community Development Specialist / Assistant Zoning Enforcement Officer, on site to review and understand what actions are required.

PUBLIC COMMENT- none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:10 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By J. Williams

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The President convened POND PLACE TAX DISTRICT at 8:10 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of April 23, 2018 and June 25, 2018 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry – see Association

MANAGER'S REPORT – filed with minutes – see Association

OLD BUSINESS

- ✓ President Domenic (Dom) Zacchio presented an update on street light poles that need to replace the current wooden poles which are loose and a hazard concern. Best option is a metal post that will be set on a concrete base. The pole selected will match the color/metal appearance of the current street light fixtures. Cost through Eastern Electric is estimated at \$72k which is significantly less than an alternative company with a \$89k estimate. There are 28 poles that need to be installed and the work effort is expected to take about 4 weeks as 6 to 8 poles are installed per week.

OLD BUSINESS continued

It was moved and seconded that replacement poles as described be obtained and installed. Motion carried.

- ✓ President Domenic (Dom) Zacchio has been working with the CM Property Management team, and other contractors, on design for mailboxes and mailbox stands that will reduce the maintenance costs of the current mailboxes and stands. A design version has been determined that both protects the boxes but also allows for a placement for packages. The new version was placed at 25-28 Gray Pine Common. The box and stand assembly can be built offsite, and then installed, by CM Property Management. The cost with CM Property Management is \$26k less than the next highest cost estimate. The install of the 42 mailbox assemblies would take place in July/August. Clerk John Williams asked if the design met US Post Office height and other requirements. Property Manager Michael Famiglietti noted the design meets US Post Office requirements. Clerk John Williams and Governor Christopher Rossetti requested an opportunity to review the new assembly on 25-28 Gray Pine Common.

It was moved and seconded that mailboxes and assemblies would be built and installed by CM Property Management as described and presented on 25-28 Gray Pine Common provided Board Members did not raise a design concern in the coming week. Motion carried.

NEW BUSINESS - none

PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:30 p.m. The next regular meeting will be Monday, August 27, 2018, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk