

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
JUNE 25, 2018
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Kimberly J. Lazich, Secretary
Christopher Rossetti, Governor
John Williams, Governor
Mitch Uzwick, Governor

Absent: Joseph Barry, Treasurer

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Kimberly J. Lazich, Secretary
John Williams, Clerk
Christopher Rossetti, Director
Susan Jansen, Director
Mitch Uzwick, Director
Kamil Kieterling, Director

Absent: Joseph Barry, Treasurer

Also present: Tim O'Neil, Assistant Property Manager; Judy Larkin, homeowner; Bev Drees, homeowner; Gary Gianini, homeowner, Candace Wiese, homeowner; Susan Franke, homeowner, Gena Hamilton, homeowner and Officer Jason Reardon, Avon Police.

The President convened the POND PLACE ASSOCIATION meeting at 7:04 pm.

MINUTES OF PREVIOUS MEETING

It was moved, and seconded to accept the minutes of the April meeting, as presented. All in favor, motion carried. Mr. Rossetti abstained.

Mr Uzwick reports that he will not attend our monthly meeting if we don't get our meeting packages, as requested, and promised, the Friday before, in printed copies, delivered to the home of each homeowner.

TREASURER'S REPORT

See "Financials".

MANAGER'S REPORT

Mr. O'Neil reported that since Pond Place "is not his account", he was unable to answer most questions.

He did report upon each DRC application and each violation letter sent out.

He also reported that the entrance guard rails were repaired, at a cost of \$1,174.00, about ½ of which will be paid by the owner who "broke" them.

Also, the light at 1 Pond Place and the light at 12 Clover Court were fixed.

Officer Reardon reports many calls about bears. Asks that homeowners "please!" call Police and DEEP. No new calls about children's noise. Also, that had a call about a "big rig" idling behind Big Y. They are not allowed to do that, so call the police if it happens again.

DESIGN REVIEW COMMITTEE REPORT

Discussed under management report.

NEW BUSINESS

The speed bump Mr. Rossetti asked for has been installed and painted.

Mr. Rossetti asked about "renter's forms". Are they sent out to each owner? Is there a follow-up. Tim O'Neil said he did not know, but he would ask Mr. Famiglietti about it. Homeowner Hamilton said she had never gotten on and she has renters. Mr. O'Neil will mail one to her.

Mr. Uzwack asked how many renters Pond Place had. He thought about 35 to 42. Mr. President said about 20 % of residents are renters.

Ms. Jansen said that the renter's issue is directly related to the upkeep of each property.

Mr. Wall said, that issue is up to the Manager to do the annual inspections.

Homeowner Wiese asked why it took the management company so long to respond to a request for a DRC application for approval? Mr. O'Neil did not know.

As to the application by 7 Jay Court, the initial request was sent in early December. The first response was in February. It was not approved. She sent in another request with the colors specifically circled. She got no response. Finally, after calling many times, she received a verbal consent. This is NOT the way this process should occur and Mr. Rossetti requested a history of this incident to be reported to the Board. This owner went on to say that she has many plans for the home and will be requesting DRC approval. Will this be the process she has to go through?

She said discussed her plans for the interior but we assured her that she did not need Pond Place approval for her interior but that certainly, she should pull Town of Avon permits.

OLD BUSINESS

Mr. Williams reported that the pipe from Owl Court was not yet buried.

Mr. O'Neil will tell Mr. Famiglietti.

Mr. Rossetti wants action of the garbage cans still showing from the street and requested that the Board go into Executive Committee.

OTHER

No "other".

PUBLIC COMMENT

Ms. Jansen asked about window analysis. No new update.

A discussion followed regarding composite boards for our siding. This issue has been discussed at length, many times. So far, we strong recommend purchasing new cedar boards and treated them as prescribed in the Building Guide.

It was also discussed that it was already June 25th and the Tax bills had not yet been received. Mr. O'Neil did not know why.

Kimberly Lazich moved to adjourn the meeting. It was seconded by Charles Wall. All in favor. Motion carried.

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

Respectfully submitted,
Kimberly Lazich, Secretary

The President opened the Executive Session of the Pond Place Boards at 8:00 pm

We discussed the performance of CM Management at length.

Ms. Lazich motioned to adjourn. Mr. Wall seconded. All in favor, motion carried.

Executive Session was then adjourned at 8:20pm.
