

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
November 24, 2013  
Avon Room, Avon Town Hall**

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POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

Absent: Joseph Barry, Treasurer

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: Joseph Barry, Treasurer

Also Absent: Richard Markham, Property Manager

Also Present: Jason Reardon, APD; Residents at: 5 Butternut Circle; 3 Jay Court; 9 Jay Court; 7 Jay Court

The President convened POND PLACE ASSOCIATION at 7:02 p.m.

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of October 28, 2013 as submitted. Motion carried.**

TREASURER'S REPORT – No Report

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide. Committee's work is basically completed. Guide is being formatted and a printed copy will be sent to Board for review and approval.

OLD BUSINESS

- ✓ Fence. Project is now completed. However, removal of remaining debris as well as portions of old chain-link/barbed wire fencing still needs to be done. Sartorius Sports owners will be notified that accumulated debris must be removed asap.

NEW BUSINESS

- ✓ Ownership of Pond Place Once Land Lease is Fully Paid. S. Jansen questioned the status of Pond Place Association once lease is paid off. Will it cease to exist? No, the Association will continue as it always has. Any excess of receivables will be used to offset cost of some major projects. Property owners will have 1/210<sup>th</sup> ownership of Pond Place land and it will probably be easier to get a mortgage. About four to four and a half years of payments remain before lease is paid in full.
- ✓ When a Home is Rented Does Landlord Have to Tell Property Manager? C. Glider questioned the status of rented homes. The answer is Yes, it is in the Declaration. Property Manager should know who is occupying home. 7 Keystone appears to have a renter.

PUBLIC COMMENT

Q: Have lights on walking path been repaired?

A: Yes – although one light pole is down near Big Y. R. Markham will follow up.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:20 p.m.

Respectfully submitted,  
Kimberly Lazich, Secretary  
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:21 p.m.

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of October 28, 2013 as submitted. Motion carried.**

TREASURER'S REPORT (see Association)

- ✓ Status of CDs. It was suggested that TD AmeriTrade CDs be reviewed. There may be other products available that pay better interest without tying up money long term. C. Glider will confer with J. Barry.

MANAGER'S REPORT – filed with minutes

OLD BUSINESS

- ✓ Route 44 Runoff. C. Rossetti awaiting answer to letter he sent State Sen. Witkos. There might be some areas where plantings could mitigate noise and lights. Board members questioned actual amount of State right-of-way and whether DOT needs to re-do basins to install devices that can now separate oil from grit and take grit out of storm water. C. Wall will investigate.

NEW BUSINESS

- ✓ Street Lights Still On at 9 a.m. C. Wall reported seeing streets lights on in morning. Panels probably need adjusting. R. Markham will follow up.
- ✓ **It was moved and seconded that, absent an emergency reason, there be no Board meeting in December. Motion carried.**

PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:45 p.m. The next meeting will be Monday, January 27, 2014, 7:00 p.m., Avon Room.

Respectfully submitted,  
John Williams, Clerk  
By F. Stahl