

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
September 26, 2016
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
Kim Lazich, Secretary
Christopher Rossetti
John Williams

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: None

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Steve Zieger, 6 Pond Circle; Bev Drees, 3 Jay Court; Cindy Capirchio, 7 Keystone Circle; Carol Shaw, 8 September Way

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

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of Aug. 22, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ The history and rationale behind establishing a Pond Place Tax District Capital Reserve Trust Fund for the benefit of Pond Place Association, Inc. was described.
- ✓ Pond Place attorneys, DeManche McChristian, LLC, in a letter dated June 1, 2016, outlined the Board's authority to establish a Capital Reserve Trust Fund.
- ✓ A Resolution prepared by said attorneys was presented to the Board authorizing the President and/or Treasurer to establish an account to be known as the Pond Place Capital Reserve Trust Account and described the Trust Account's numerous details.
- ✓ Several Board members questioned the need for such a complex, separate Trust Account when a simpler, segregated "cash account" would serve the same purpose.
- ✓ *Addition/Correction:* Also questioned was who will have the responsibility for tracking Accounts Receivables/Collections?
- ✓ There were additional questions regarding taxation, investment earnings, restrictions and general exposure of Trustees.

It was moved and seconded that Pond Place auditors, King, King & Associates, CPAs, be invited to the next meeting to further explain the Capital Reserve Trust Account. Motion carried.

MANAGER'S REPORT

- ✓ Resale activity continuing at a good pace.

NOTICE & OPPORTUNITY TO BE HEARD

7 Keystone Circle – Cynthia Capirchio

At issue is the continuing nuisance and disturbance caused by barking dogs. Ms. Capirchio, who is away during the day when most barking occurs, explained that she wants to be a good neighbor and is trying several methods to curb the barking, including special "bark collars" and other devices. She asked that neighbors let her know if these methods are working. This suggestion was agreed to and Ms. Capirchio then left the meeting.

OLD BUSINESS

- ✓ Stub Pond: Still waiting for Fisheries Div. of DEEP to inspect Pond.
- ✓ Proposed Car Dealership: This commercial project is not happening.

NEW BUSINESS - none

OFFICER REARDON – Very few bear sightings at Pond Place, but they are still generally around.

PUBLIC COMMENT

Q: What is status of street lighting project regarding the September Way area?

A: This and several other vicinities are being examined and will be included in the lighting project which will commence this Fall.

Q: There are areas where there are large overhanging branches and dead trees.

A: They will be included in list for landscaper.

Q: Some vacant properties are being neglected and are an eyesore.

A: One of the worst offenders on Finch Run has been sold.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

=====
The President convened POND PLACE TAX DISTRICT at 7:36 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of Aug. 22, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT

Q: What is status of Arrowhead project?

A: D. Zacchio will accompany contractor to get materials and agrees with C. Rossetti's suggestions.

Q: There is erosion at area by Observation Deck. Can rocks be moved to shore up area?

A: This needs to be done carefully with a proper "bulkhead flair" or sedimentation will continue.

Q: Trees are being cut behind Tower Lane properties. Might be worth watching.

A: Will talk with Avon Wetlands Agent about this situation.

OLD BUSINESS - none

NEW BUSINESS - none

PUBLIC COMMENT – none

EXECUTIVE SESSION

It was moved and seconded that dog barking control measures will be monitored as requested. If there is no improvement, then another hearing and possible fining will occur. Motion carried.

It was moved and seconded that effective September 1, 2016 and continuing until the termination of his services, Richard Markham and Capstone Property Services will receive no Pond Place Association management fees. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:03 p.m. The next regular meeting will be Monday, October 24, 2016, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl