

**MINUTES OF ANNUAL MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
Monday, May 22, 2017  
Avon Room, Avon Town Hall**

***NOTE: THESE MINUTES ARE "UNOFFICIAL" UNTIL THEY ARE ACCEPTED OR AMENDED  
AT THE NEXT POND PLACE ANNUAL MEETING IN 2018.***

POND PLACE ASSOCIATION, INC.

Present: Domenic Zacchio, President  
Joseph Barry, Treasurer  
Carol Glider, Assistant Treasurer  
Christopher Rossetti  
John Williams

Absent: Kimberly Lazich, Secretary  
Charles Wall, Vice President

POND PLACE TAX DISTRICT

Present: Domenic Zacchio, President  
Joseph Barry, Treasurer  
Carol Glider, Assistant Treasurer  
John Williams, Clerk  
Christopher Rossetti  
Amber Jones  
Susan Jansen

Absent: Charles Wall, Vice President  
Kimberly Lazich

Also Present: Residents/Owners of Pond Place (sign-up sheet filed with Property Management);  
Richard Markham, Property Manager, Capstone Management Co.

The ANNUAL MEETING of POND PLACE ASSOCIATION, INC. was called to order at 7:10 p.m. by Association President, D. Zacchio, and the meeting was then turned over to R. Markham who explained voting procedures and terms of office. A quorum was declared present (members present constitute a quorum). It was the consensus of those present that Notice was given and that Proof of Notice be waived. Board members and property manager were introduced.

READING OF THE MINUTES OF ANNUAL MEETING HELD MAY 23, 2016

**It was moved and seconded to waive reading of the minutes and accept as submitted. Motion carried.** R. Markham noted that minutes were sent with Notice and that minutes are always open and available.

ELECTION OF BOARD OF GOVERNORS (THREE TO BE SELECTED)

The following slate was proposed for a two-year term commencing July 1, 2017:

Joseph Barry    Carol Glider    Kimberly Lazich

There were no further nominations from the floor or contained in the proxies submitted. **It was moved and seconded that nominations be closed and that a single ballot be cast for the proposed slate of Governors so that they can be Elected by Acclamation. Motion carried.** Officers of the Association will be elected at the first meeting of the newly constituted Board of Governors.

The Association budget for FY 2017-2018 was duly approved by the Board of Governors at their April 24, 2017 meeting. The new annual Association fee will be \$125.00.

NEW & OLD BUSINESS

Treasurer Joseph Barry presented the Northington Meadow, Inc. Financial Report for the Year Ending June 30, 2017 which included cash balance of \$1,460.97 as of April 30, 2017. Also, noted was that in 2016, the pond was not treated for algae because of, at the time, a pending application with the Connecticut Department of Energy & Environmental Protection for adding algae eating sterile carp to the pond. The application was denied in October 2016 because of regulations regarding screening required for bodies of water that have inlets and/or outlets. Pond

Committee members, Christopher Rossetti, Susan Janson, Gary Gianini, and John Williams, are working on next steps.

PUBLIC COMMENTS – None (See Pond Place Tax District minutes)

There being no further business to come before the ANNUAL MEETING of POND PLACE ASSOCIATION, INC., the President adjourned the meeting at 7:12 p.m.

Respectfully submitted,  
Kimberly Lazich, Secretary  
by J. Williams

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The ANNUAL MEETING of POND PLACE TAX DISTRICT was called to order by Tax District President, D. Zacchio, at 7:22 p.m. and the meeting was turned over to R. Markham. He explained that the Budget Hearing on Monday, May 15, 2017 was the appropriate time to debate the Tax District budget. The Annual Meeting is convened to vote the proposed budget up or down and to elect individuals to the Association and the Tax District. A quorum was declared present (minimum requirement: 15 qualified voters – 15 people were present). It was the consensus of those present that Notice was given and that Proof of Notice be waived. He also gave an overview of capital improvement plans for the next fiscal year.

READING OF THE MINUTES OF ANNUAL MEETING HELD MAY 23, 2016

**It was moved and seconded to waive reading of the minutes and accept as submitted. Motion carried.**

R. Markham noted that minutes were sent with Notice and that minutes are always open and available.

TAX DISTRICT BUDGET

The proposed budget was duly tallied as follows: YES: 12. NO: 0. Abstained: 3. **Budget adopted.**

ELECTION OF OFFICERS AND DIRECTORS

A nine-person slate was proposed for a one-year term commencing July 1, 2017. There were no further nominations from the floor. **It was moved and seconded that nominations be closed and that a single ballot be cast for the proposed slate of Officers and Directors so that they can be Elected by**

**Acclamation. Motion carried.**

Domenic A. Zacchio	President	Amber Jones	Director
Charles Wall	Vice President	Christopher Rossetti	Director
Joseph Barry	Treasurer	Kimberly Lazich	Director
Carol Glider	Assistant Treasurer	Susan Jansen	Director
John Williams	Clerk		

ADOPTION OF THE FY 2017 – 2018 TAX DISTRICT BUDGET & BUDGET RESOLUTIONS

The following resolutions were adopted unanimously:

- RESOLVED: ADOPTION OF BUDGET. That the budget for Pond Place Tax District for the fiscal year commencing July 1, 2017 and ending June 30, 2018 be approved.
- RESOLVED: ADOPTION OF MILL RATE. That the tax for the fiscal year commencing July 1, 2017 and ending June 30, 2018 be affixed at 12.12 mills.
- RESOLVED: LEVYING OF TAX. That the tax for the fiscal year commencing July 1, 2017 and ending June 30, 2018 be levied against all real property situated in the Pond Place Tax District based on the assessments on the Grand List of the Town of Avon as of October 1, 2016, at a mill rate of 12.12 mills provided that there be no tax on motor vehicles.

PUBLIC COMMENT

Q. Red pines along Pond Place appear to be dead or dying.

A. Property Manager is doing regular inspections and will review trees in that area. Inspections do include identification of dead or dying trees with notices given to home owners, or identified for Pond Place tree work, depending on tree location.

There being no further business to come before the ANNUAL MEETING of POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:35 p.m.

The next regularly scheduled Board meeting will be Monday, June 26, 2017, 7 p.m., Avon Room.

Respectfully submitted,  
John Williams, Clerk