

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
BOARD MEETING  
NOVEMBER 9, 2020  
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

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**POND PLACE ASSOCIATION, INC. BOARD OF DIRECTORS**

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

Also present: Michael Famiglietti, Property Manager

Domenic A. Zacchio convened the POND PLACE ASSOCIATION meeting at 6:35 pm.

**MINUTES OF PREVIOUS MEETINGS**

Pond Place Association Board Meeting Minutes – September 28, 2020

Upon a motion by Sue Jansen, seconded by Charles Wall and carried, the Minutes of the September 28, 2020 Board Meeting were approved as written.

**TREASURER’S REPORT:**

Mr. Famiglietti made the following comments on the Financial Statements that were provided to the Board for the month of 9/30/2020.

Mr. Famiglietti reported that the Association currently has \$23,881.36 in the TD Bank operating checking account; and other assets totaling \$40,928.08 for total assets of \$64,809.44.

- The Accounts Receivable Report shows \$36,957 in Association Dues for the month.

**MANAGER’S REPORT:**

No discussion on report, will discuss at Tax District Meeting.

**OLD BUSINESS:**

Land Leases - Land Leases were emailed to Austin Patenaude to be reviewed. Will discuss further at the next Board Meeting.

Memorial Bench and Tree in Memory of Joe Barry – The location of the bench and purchasing of the bench are being discussed with Christopher Rossetti and Dom Zacchio.

**NEW BUSINESS:**

- a) Bussing – Find out Chairman of Board for bussing at Pond Place – Gary Gianini and Mike Famiglietti will be working together on this.
- b) Diesel truck behind Grey Pond/Big Y – Town Manager and Big Y Manager regarding Big Y diesel truck.
- c) Site Plans for Property Lines – Mike Famiglietti to locate and email the Board.
- d) Price for Islands – September Way and Finch Run, Mike Famiglietti to work on a plan to submit to the Board and then be set out to bid for Board approval
- e) Rules Amendment – Towing Policy. To be reviewed and discussed at the next Board Meeting

**PUBLIC COMMENT:**

Meeting adjourned at 7:36 p.m.

Respectfully submitted,  
Mike Famiglietti, CPM

**MINUTES OF MEETING  
POND PLACE TAX DISTRICT  
BOARD MEETING  
NOVEMBER 9, 2020  
VIA ZOOM MEETING – DUE TO COVID-19 PANDEMIC**

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**POND PLACE TAX ASSOCIATION, INC. BOARD OF DIRECTORS**

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Susan Jansen, Treasurer  
Mitch Uzwack, Director  
Gary Gianini, Director  
Christopher Rossetti, Director  
John Williams, Director  
Kimberly Lazich, Secretary

Also present: Michael Famiglietti, Property Manager

Domenic A. Zacchio convened the POND PLACE TAX DISTRICT meeting at 7:36 p.m.

**MINUTES OF PREVIOUS MEETINGS**

Pond Place Tax Association Board Meeting Minutes – September 28, 2020

Upon a motion by Sue Jansen, seconded by Charles Wall and carried, the Board accepted the Minutes of the September 28, 2020 meeting as written.

**TREASURER’S REPORT**

Mr. Famiglietti made the following comments on the Financial Statements that were provided to the Board for the month of September 30, 2020:

Mr. Famiglietti reported that the Association currently has \$141,192.12 in the TD Bank checking account; Total Reserve Accounts are \$383,529.75; Other Assets of \$752,831.05 for Total Assets of \$1,277,552.92.

**MANAGER’S REPORT**

Discussed fence replacement. Going to meet with Christopher Rossetti and Mitch Uzwack to walk the damaged fence line.

**OLD BUSINESS**

- a) Status of Fence Project (survey) – Approximately -15-18 Sections of fencing to be determined. Mitch Uzwack and Chris Rossetti to meet with Mike Famiglietti on Friday, November 13<sup>th</sup> to obtain a count and provide the Board with an update. 8’ Gray wood-grain.
- b) Boccie Court Bids – Following discussion, it was the consensus of the Board to present this item for discussion at the Annual Meeting.

**NEW BUSINESS**

- a) Resolution: Project Bids – Upon a motion by Chris Rossetti, seconded by Dom Zacchio and carried, it was moved to obtain two or three bids for any project over \$2,500.

**TREE REMOVAL:**

McClelland Tree Service Contract – Upon a motion By Mitch Uzwick, seconded by Domenic A. Zacchio, and carried the Board approved the removal of tagged trees on Pond Circle and Morningside Drive, and authorized Dom Zacchio to sign the contract on behalf of the Association.

Following additional discussion, upon a motion by Sue Jansen, seconded by Mitch Uzwick and carried, the Board approved a combination of maturing CD's totaling \$25,000 to be withdrawn and a check mailed to CM Property Management for deposit into the Operating Account to pay for the tree removal project.

There being no further business to come before POND PLACE TAX DISTRICT ASSOCIATION meeting, the President adjourned the meeting at 9:00 pm.

Meeting adjourned 8:30 pm.

Respectfully submitted,  
Mike Famiglietti, CPM

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