

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
September 24, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider
Richard Grossi
Absent: Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Christopher Rossetti

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Absent: R. Markham, Property Manager

Also Present: APD Community Service Officer Todd Akerley; Thomas Heleniak, 13 Gray Pine Common; Sue Jansen, 6 Pond Place

The President convened POND PLACE ASSOCIATION at 7:03 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 27, 2012 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider reported for J. Barry

Financials are tracking budget projections quite well. C. Glider said she had asked J. Barry whether it was possible to get a better quote on insurance and whether chemical treatments to Stub Pond may be harming the wildlife there. J. Williams responded that the person hired to apply chemicals has always taken a very conservative approach.

MANAGER'S REPORT – filed with minutes

OLD BUSINESS

Website. J. Williams reported that posted minutes are up-to-date except for April which he will post once scanner glitch is corrected.

NEW BUSINESS

NOTICE & OPPORTUNITY TO BE HEARD

Thomas Heleniak, 13 Gray Pine Common

At issue is non-compliance with previously cited property conditions needing repair and remediation, as well as failure to fulfill a promise to comply in 2011. Mr. Heleniak said he wants to cooperate but that he is under severe economic constraints and that shoulder surgery prevents him from normally doing some of the work himself. He stated that he should be able to commence working on these issues in the spring. He also stated that his property has lost value and that a loan to cover costs of repair is out of the question. C. Wall suggested that perhaps a simple interim bleach and water wash might help. The Board will address this matter in Executive Session. Mr. Heleniak thanked the Board and left the meeting.

NOTICE & OPPORTUNITY TO BE HEARD

E. Secor, 6 Dove Circle [not present]

At issue is non-compliance with previously cited violations involving deteriorating property conditions and perpetually stored, unmoved cars. The Board will address this matter in Executive Session.

PUBLIC COMMENT

S. Jansen questioned whether, by law, Pond Place Agenda has to appear on the website a certain number of days prior to the meeting? The Board will instruct R. Markham to look into this matter.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:26 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:27 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 27, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

OLD BUSINESS

FEMA Reimbursement. Pond Place is still investigating whether it will appeal FEMA's reimbursement decision. Sections of Article VI and Article VIII of the Presentation Package have some reference to Pond Place being able to restrict access to property owners only. But the question remains: did it ever officially conduct a two-thirds vote (as required) to actually adopt that restriction? Does State of Connecticut recognition of Pond Place as a "Tax District" pre-empt restrictive clauses? These issues will be researched.

NEW BUSINESS

Officer Todd Ackerley. Officer Ackerley introduced himself and said he has been with the Avon Police Department for ten years and prior to that, five years with the Hartford Police Dept. He was questioned about police activity at Pond Place and reported a few minor incidents and routine bear sightings. D. Zacchio requested that a speeding device be installed at certain key points and that Officer Ackerley contact him about installing state-of-the-art speeding devices that are now on the market at minimal cost.

EXECUTIVE SESSION

Re: T. Heleniak, 13 Gray Pine Common.

It was moved and seconded that Mr. Heleniak come before the Board at their October Meeting with a specific plan of compliance to be completed by May of 2013, and, further, that this plan include immediate remediation of mildew and stain. Failure to comply with this request will result in a fine of \$10/day. Motion carried.

Re: E. Secor, 6 Dove Circle.

It was moved and seconded that E. Secor be fined \$10/day commencing immediately. Motion carried.
[It was further suggested that notice of this fine be delivered by hand.]

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:14 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, October 22, 2012, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl