

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
September 29, 2014
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
Kimberly Lazich, Secretary
John Williams
Christopher Rossetti

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
Nancy Bancroft
Christopher Rossetti
Susan Jansen

Absent: None

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Guest Speaker, Senator Kevin Witkos; Those signing Attendance Sheet: Ron Weston, Jr., 5 Owl; Alesia Mondello, 1 Jay; Bev Drees, 3 Jay; Shouhua Yearwood, 9 Jay; Bonnie & Jay Eustace, 1 Butternut; Gareth Witkewicz, 30 Gray Pine; Lisa Ruane, 6 Laurel; Barbara Greenleaf, 7 Laurel; Carol Shaw, 9 September; Regina Simon, 2 Dove; Gary & Donna Gianini, 5 Butternut; Amber Jones, 5 Keystone; Sue Williams, 4 Butternut; Lynne Boyd, 3 Highland

The President convened POND PLACE ASSOCIATION at 7:00 p.m., and announced that Senator Witkos has been invited to the meeting to discuss possible State of Connecticut remedies to issues affecting Stub Pond. He is expected to arrive about 8:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 25, 2014 as submitted. Motion carried.

TREASURER'S REPORT ASSOCIATION & TAX DISTRICT – J. Barry

- ✓ With only two months into the fiscal year, there is relatively little to report, but J. Barry noted that “fee income is coming in nicely.”
- ✓ Several unit owners asked whether they could pre-pay their land lease thereby saving \$2,500-\$3,000 in interest. Amount varies depending on when units were built, but generally speaking, land lease is due to expire in 2028. Pond Place Newsletter and Website will offer information (draft to be submitted at October meeting). Association could also benefit by paying down bank loan sooner. C. Rossetti asked whether pre-payment would be a recognized or significant factor in re-sales? This will require further discussion at October meeting.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Building Guide. Guide has been distributed to the Board and is nearing final draft. Awaiting critical architect drawings/exhibits regarding canopies. R. Markham will follow up.
- ✓ Delinquents. 17 Gray Pine has auction date of Dec. 4th. – there are fewer delinquencies than last year.
- ✓ Regular Meeting Dates: Meetings are scheduled for the FOURTH MONDAY of each month.

OLD BUSINESS - none

NEW BUSINESS - none

PUBLIC COMMENT

- Q. Have driveway stones been replaced? I need them at 8 September way.
- A. Yes, but it is to a certain extent ongoing, and yours may have been missed. R. Markham will follow up.
- Q. How come \$32,000 on Major Maintenance Projects has already been spent out of a total of \$60,500?
- A. Major projects are often done at the beginning of the fiscal year, not necessarily parceled out every month. It may be another six months before an additional major project is completed.
- Q. Has tree work been done?
- A. Yes. D. Zacchio reminded audience to please consider removing dead red pines on their property as they are not only unsightly, but dangerous. Just remember to fill out proper application.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:25 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:26 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 25, 2014 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – complete report filed with minutes

- ✓ Fall Cleanup. Usually scheduled before Thanksgiving.
- ✓ Street Light Testing. Still evaluating appropriate products for existing fixtures. Will continue discussions with CL&P regarding rebate programs.

OLD BUSINESS - none

NEW BUSINESS

D. Zacchio reminded audience there is no weekly brush cleanup; everyone must wait for scheduled Fall Cleanup.

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 regular meeting will be Monday, October 27, 2014, 7:00 p.m. in the Avon Room. He then welcomed Senator Kevin Witkos and invited everyone to stay for refreshments following presentation.

Respectfully submitted,
John Williams, Clerk
By F. Stahl

===== SENATOR KEVIN WITKOS REMARKS [summarized] =====

There are two major issues with Stub Pond involving the State: runoff/silting from catchbasins and noise. Senator Witkos showed schematics that indicated at least 11 catchbasins draining into the Pond. He has had lengthy conversations with State DEEP and DOT. When he asked for a "decibel meter" regarding traffic noise, he was told that it was a municipal responsibility. The State has little resources to devote to this matter. There are also rules governing which trees and plants can be used as buffers. However, Senator Witkos will introduce a bill this coming January that addresses these issues.

Meanwhile, there are immediate questions that need to be answered: How frequently are catchbasins cleaned? Whose responsibility is it? Who has responsibility for general maintenance? What impact does chemical "salt" mixture have on storm drains? Can a filter be installed? What are the best buffers?

It was generally agreed that Senator Witkos will coordinate a visit from appropriate State Agencies with D. Zacchio and R. Markham in the near future.