

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
September 28, 2015
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider, Assistant Treasurer
Kimberly Lazich, Secretary
John Williams
Christopher Rossetti

Absent: Joseph Barry, Treasurer

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: Joseph Barry, Treasurer

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Amber Jones, 5 Keystone Circle; Gary Gianini, 5 Butternut Circle; Bev Drees, 3 Jay Court; Claire Henderson, 1 Keystone Circle; Shouhua Yearwood, 9 Jay Court; Gareth Witkewicz, 30 Gray Pine Common; Tony Zema, 12 Gray Pine Common; Lynne Boyd, 3 Highland Square

The President convened POND PLACE ASSOCIATION at 7:04 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 24, 2015 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ Land Lease: D. Zacchio reported that the amount due on the loan is now at \$182,000.00, down from the original loan of \$795,000.00 taken out just 8 years ago.
- ✓ J. Barry Illness: Joe suffered a heart attack and is at St. Francis Hospital. S. Jansen will see that flowers are sent on behalf of the Board.

MANAGER'S REPORT - complete report filed with minutes

- ✓ C. Rossetti questioned the accounting method concerning attorney's fees reported in the Tax District. Fees are "fronted" by the Tax District and appear on the Statement of Income and Expense as an Expense that is eventually offset and reimbursed by tax delinquents and/or banks. It is a constantly changing amount that is difficult to express on a balance sheet constructed on a cash basis.

OLD BUSINESS

- ✓ J. Pabich Facebook Site: J. Williams will create a link from official website to this Facebook Site, making sure that people clearly understand which is the official site.

NEW BUSINESS

- ✓ Purchase of Property on Route 44 Abutting Pond Place: D. Zacchio reported that he met with buyers of Dakota Restaurant property, as well as additional property lying to the east, intended for a BMW dealership. He showed the proposed site plan to the Board and attendees. This parcel of land backs up to Pond Place, particularly the end of Finch Run, and 8 and 9 Edgewood. At present, the site drawings call for a 95 ft. buffer. **It was moved and seconded that R. Markham draft a letter to the Avon Planning and Zoning Commission, for D. Zacchio's signature, stating that it is absolutely essential that noise and light pollution be addressed to the satisfaction of Pond Place. Further, that Pond Place, as an abutter and through its Property Manager, be assured of timely notice in all matters concerning this proposal. Motion carried.**

PUBLIC COMMENT

- ✓ Landscape contractor did a good job trimming around the Pond, but needs guidance about where to dump branches and other debris.
- ✓ Phragmites and purple loosestrife, both invasives, should be cut down to allow re-growth of cattails and other "healthy" plants.
- ✓ Sterile grass carp should be considered in overall plan to control weeds.
- ✓ Many bear sightings. Should Pond Place issue stricter rules regarding removal of bird feeders? Who is liable for any injury to residents?

POLICE REPORT

- ✓ There have been numerous complaints about roaming dogs. R. Markham will contact Animal Control Officer to determine ownership of dogs.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:55 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

.....

The President convened POND PLACE TAX DISTRICT at 7:56 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of August 24, 2015 as submitted. Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

- ✓ More dead trees will be removed before snow.
- ✓ Stub Pond water level will be dropped to allow for repair of gate valve on dam.
- ✓ Fall cleanup will occur in early November.

OLD BUSINESS- none

NEW BUSINESS

C. Wall reported erosion "eating away" base at little wooden footbridge. R. Markham will follow up.

PUBLIC COMMENT- none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:10 p.m. The next meeting will be Monday, October 26, 2015, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl