

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
SEPTEMBER 25, 2017  
AVON ROOM, TOWN HALL**

---

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
Kimberly J. Lazich, Secretary  
John Williams, Governor  
Christopher Rossetti, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
Kimberly J. Lazich, Secretary  
John Williams, Clerk  
Christopher Rossetti, Director  
Susan Jansen, Director  
Amber Jones, Director

Also present: Timothy O'Neil Property Manager; Gary Gianini, homeowner; Judy Larkin, homeowner; Bev Drees, homeowner; Richard Munn, homeowner, Mitch Uzwick, homeowner and Officer Reardon, Avon Police.

The President convened the POND PLACE ASSOCIATION meeting at 7:01 pm.

ROLL CALL:

All members present.

MINUTES OF PREVIOUS MEETING

Kim Lazich moved that we accept the minutes of the August Pond Place Association meeting. Charles Wall seconded. Motion carried.

## TREASURER'S REPORT

Treasurer Barry had a conversation with Anthony Zambrello of ARI, our accounting firm and Mr. Zambrello informed Mr. Barry that ARI was seriously contemplating resigning our account. The issue is that the Land Lease accounts continue to confuse and confound our representative, Shelly Sundie. It was discussed that Sue Jenson, Director on our Board, has gone to the town offices of Avon and found that several of their balances matched what was given by former manager Richard Markham, so that perhaps the situation is better than expected. Also, ARI is expecting to finish our contract on December 31, 2017. At that point, the accounting would fall to CM Management. Manager Michael Famiglietti told President Zacchio that he was confident CM could take over this function. They will meet, when the time comes.

Chris Rossetti, Director, asked if the Land Lease accounts could be separated from the other accounting functions but was told that would be far too complicated. ARI was offered more compensation but that was not accepted because they maintain that the accounts are simply too complicated and inaccurate.

We were informed that King & King would remain our audit account firm.

Points discussed between Mr. Rossetti and Ms. Jenson were \* the amortization schedule and how that shows the Principal and Interest of each lease, \* the section that shows the renewal date, as per the current owner, which do not necessarily coincide with the original sale date (which means the balances on the leases may not match). Mr. Rossetti maintains that those dates should not matter; only the original sale date and the original amortization schedule and that any discrepancy between balances falls to the parties involved in each subsequent sale of the home. Ms. Jenson reminded us that upon each sale, it is up to the attorneys involved to pro-rate the land lease payments. Having said that, it would seem we are still left with many inconsistencies and these need to be squared. This issue may have been created when Mr. Markham took over management (or even before, when Fisher Homes had the leases) and annual statements were ceased. Ultimately, we can audit each account, starting from the original sale date, if necessary. Mr. Barry said that we may need to go to each lease holder (homeowner) and adjust each lease to their sale date; however, from the original sale of the home, once built, to the first owner, starts the lease. Furthermore, each year thereafter, either the \$519.00 yearly payment or 12 payments of \$50.00 (\$600.00) would be due. Most leases are about 38 years along.

Mr. Rossetti is further concerned that CM Management would be taking on the same dilemma that ARI is abandoning. Mr. Barry states that CM would be given the disk drive from Richard Markham that CM can work off of, which may prove more accurate.

Mr. O'Neil, of CM, feels that ARI simply does not want to continue the work. He will inform Michael Famiglietti of all of this discussion.

It was agreed that the homeowners deserve to have accurate accounts.

## MANAGER'S REPORT

Property Manager Tim O'Neil informed us that more cars have been tagged and they are now gone.

Kim Lazich, as acting editor of the Pond Place Press, wondered why she had not gotten the box of 210 presses to be passed out by hand. Mr. O'Neil informed us that they had all been mailed. Ms. Lazich was delighted.

Also, many non-compliant letters were mailed out. He is receiving many Exterior Modification Forms to comply.

He also received an estimate from Affordable Power Washing, which can be offered to homeowners. If 30 or more people call for service, each home would be charged \$65.00. John Williams will post this on the website.

Also, the light that was out on Grey Pine has been repaired.

The A/R of \$24,000.00 is fines and is in foreclosure.

Mr. Rossetti wants to make sure the CM Management maintains the high standards that Pond Place requires in the exterior conditions of our community.

On that note, Kim Lazich and John Williams both agreed that the Excel worksheet that the Exterior Modification Form needs to be updated to reflect the new management company information. Mr. O'Neil will inform Michael Famigiletti.

#### DESIGN REVIEW COMMITTEE REPORT

Many new requests. Many approved.

#### OLD BUSINESS

None

#### NEW BUSINESS

Our President introduced Mitch Uzwack to the board. Mr. Uzwack is a homeowner who once served on both boards and was instrumental in creating the website. It was motioned that we vote Mr. Uzwack into the position of Assistant Treasurer, vacated by Carol Glider. (Both Boards) All in favor. Motion carried.

Officer Reardon reported many calls for bear in the area; specifically, reports that the bears were tearing down and eating/destroying homeowners bird feeders. Officer Reardon asked, did we not have a notice out to NOT hang bird feeders? We do. Also, Officer Reardon explained to the board that the Avon Police Department had a program called "Physical Threat Assessment" that he was offering to Pond Place. This unit visits schools and businesses in the area to assess any threats. The unit has received extensive training. He said the police officers doing this assessment would go around the property, taking pictures of any areas of concern, including, but not limited to: walking trails, lighting (or lack thereof), bushes around the homes that can conceal, etc. They would compile a full report and bring it to the board in an upcoming Board meeting. Charles Wall moved that we accept this offer and we invite Avon Police to conduct said assessment. Kim Lazich seconded. All yeah's, except Christopher Rossetti, who voted no. Motion carried. Mr. Rossetti would like the police to spend their time and money on patrolling.

Manager Tim O'Neil will mail out a notice to residents.

OTHER

No "other".

PUBLIC COMMENT

Homeowner Gary Gianini requested that during this upcoming Fall Clean-up, that the Landscaper not blow the leaves into the pond. He asked if we could prevent this. Mr. O'Neil will talk to John, the landscaper.

Mr. Rossetti moved that we require a letter be sent to Landscaper, to that effect. Motion was seconded, voted, all in favor. Motion carried.

Homeowner Richard Munn informed the board that he is appalled at the condition of some of the homes in Pond Place, specifically September Way. Mr. Zacchio informed him that letters have been sent.

Homeowner Judy Larkin mentioned that not only have leaves been blown into the pond, but it appears to her that much debris, including leaves, have been thrown into the wetlands area by the landscapers. We reiterated that a letter would be sent.

Kim Lazich motioned for adjournment. Charles Wall seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:05 pm.

Respectfully submitted,  
Kimberly Lazich, Secretary

---

The President convened the POND PLACE TAX DISTRICT at 8:05 pm.

ROLL CALL:

All members present.

MINUTES OF PREVIOUS MEETING

Ms. Lazich moved to accept. Mr. Wall seconded. All in favor. Motion carried.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Nothing more.

NEW BUSINESS

No new business.

Kim Lazich motioned for adjournment. Charles Wall seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:10. The next regular meeting will be Monday, October 23, 2017, 7:00 pm, in the Avon Room.

Respectfully submitted,

John Williams, Clerk  
By Kimberly Lazich