

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
November 24, 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; Barbara Durham, 3 Raven Circle; Margaret Bozek, 2 Raven Circle; Linda Meyers, Atty. for M. Bozek; Gary Gianini, 5 Butternut Circle; Jay Eustace, 1 Butternut Circle; Jon Beck, 7 Irontree Ct.

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 October 27, 2014 as submitted. Motion carried.

NOTE: The Order of Business was altered to accommodate delayed presentation by Chris King, Auditor.

OFFICER REARDON REPORT: Some house numbers still obscured or missing. He again encouraged anyone to call APD to report suspicious behavior. DOT should be called to report complaint regarding traffic light at Darling Drive. R. Markham will follow through.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Delinquent Properties. Once bank wins auction, and subject to court approval, the bank will eventually take title, usually within 4-6 weeks.

2 RAVEN COURT – M. BOZEK

As promised, M. Bozek called Anderson Windows and spoke to a woman in the Service Dept. who cautioned that dark paint may result in warping and peeling of vinyl. M. Bozek then received a series of contradictory messages regarding whether the paint chip she sent for analysis would hold up. D. Zacchio checked with Maher Paint Co. in Avon who said that appropriate paint is available. The problem, however, according to M. Bozek, is whether a darker paint will eventually bubble and peel. M. Bozek reminded Board that several neighbors have same "Terratone" color. Also, if she repaints the sliders and then decides to replace windows, could she find a product that would match the "brown" paint chip? In addition, there is a lot of money involved and there is the question of risk/company warranty. D. Zacchio reminded M. Bozek that she should not have accepted the original slider door when it clearly did not match the color on the catalog sample. Further, the company bears responsibility for misrepresenting its products. M. Bozek replied that there was no conversation, no letter for almost two years before she heard from property manager that she was not in compliance. R. Markham said he may have missed the situation during a routine inspection, but that the Design Review Committee

clearly rejected the color and the Building Guide was also clear about the non-conforming color. D. Zacchio urged everyone to find a solution which is painting the vinyl. M. Bozek asked whether the Board would approve a variance? The Board answered that it would not. M. Bozek will bring Anderson window frame example to next Board meeting to review color.

TREASURER’S REPORT ASSOCIATION & TAX DISTRICT – J. Barry/Chris King, Auditor

- ✓ Chris King: Mr. King gave an overview of the Association and Tax District audits. The Association Audit includes all data regarding the Land Lease. The Tax District is involved in maintaining the infrastructure. Both are under same management and are financially interrelated. The Tax District accounting, however, differs from the Association in that it has to follow generally accepted government accounting practices. The auditors conducted a thorough review of the Land Lease. S. Jansen asked why there was no note explaining Northington Meadows? C. King agreed this was a good idea and will send a draft statement to J. Barry and D. Zacchio. A lengthy discussion followed as to whether the Audit should be part of re-sale documents. Pond Place website will note that the Association and Tax District Audits are available upon request. There were no further questions or comments. The Board thanked Mr. King who then left the meeting.

OLD BUSINESS

- ✓ LED Lighting. R. Markham conducting study and will contact CL&P for cost vs. payback data. Can also experiment with different intensities regarding pathways and other applications.

NEW BUSINESS

- ✓ Architect’s Drawing. New specifications for door overhangs will be the only approved option. Mylar copies will be available at a fee of \$75.00 as stipulated in the Building Guide.

PUBLIC COMMENT

- | | |
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| Q. Will there be more leaf pickup? | A. Yes. |
| Q. Can I put a light fixture on new side door of garage? | A. Yes, send application to Design Review. |
| Q. Can I do carpentry on my own home? | A. Must get permit from Town. |
| Q. Is there any interest in the “Solarize Avon” project? | A. Not at this time, but open to suggestions. |
| Q. Why doesn’t property manager return my calls and correct ongoing financial error regarding my account? | A. R. Markham will follow up. |

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:45 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary - By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 8:46 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of October 27, 2014 as submitted. Motion carried.

TREASURER’S REPORT (see Association)
MANAGER’S REPORT – complete report filed with minutes

OLD BUSINESS

- ✓ Sen. Witkos Follow Up. C. Rossetti will contact and suggest meeting for early Spring.

NEW BUSINESS

- ✓ Rebuilding Bridge Near Observation Deck. Get estimate for possible inclusion in next year’s budget.
- ✓ Irregular Timing of Street Lights. R. Markham will investigate.
- ✓ Road “Chip-Seal” Estimates. Could extend life of road; possibly be eligible for State funds.
- ✓ Spreading Fertilizer Near Pond. R. Markham will remind landscaper not to do.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 9:55 p.m. **There is no December meeting.** The next meeting will be Monday, January 26, 2015, 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk - By F. Stahl