

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
October 28, 2013
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly Lazich, Secretary
Christopher Rossetti
John Williams

Absent: Charles Wall, Vice President

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
John Williams, Clerk
Kimberly Lazich
Susan Jansen
Christopher Rossetti

Absent: Charles Wall, Vice President
Nancy Bancroft

Also Present: Richard Markham, Property Manager; Residents at: 5 Butternut Circle; 3 Jay Court; 9 Jay Court; 1 Jay Court

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 September 23, as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Statement of Income And Expense – Tax District. J. Barry explained several variances: Tax Assessment Income higher than anticipated due to some people paying in advance and some collection activity; debit under Consultants/Legal due to attorney fees re foreclosures which are then reimbursed when transaction is concluded. Also, Total Maintenance Year To Date is high because of "front-loading" of many projects.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide Committee. Continuing to review and rewrite, carefully analyzing every component. Will probably be ready for Board's review next January or February.
- ✓ Delinquencies. Generally in line with last year's figures. Several recent collections will be noted in the October figures.

OLD BUSINESS

- ✓ Fence Negotiations. C. Rossetti found original agreement which was very helpful. Contract has been signed with Cape Cod Fence Company for slightly over \$10,000 and fence should be completed by end of November. Sartorius Sports will be asked to clean up accumulated debris before fence is installed. Because of past experience with rotted posts, R. Markham will make clear that fence posts should be pressure treated.

NEW BUSINESS - none

PUBLIC COMMENT

- Q: Path near tennis court has some areas covered in water. What is the problem?
A: Probably beaver activity. Will have landscaper investigate and recommend action.
Q: What can be done about continuing runoff into Pond, primarily from Rt. 44?
A: Perhaps Sen. Witkos can be involved. C. Rossetti and G. Gianini will coordinate.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:30 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:31 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of September 23, as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Budget Oversight. Caution is needed as we proceed to fulfill commitments. There is no "cushion" in FY 2013-2014 budget due to unexpected expenditures regarding last year's storm.

OLD BUSINESS – none

NEW BUSINESS

- ✓ Eagle Scout Project. D. Zacchio reported that in conversations with Avon Scout Master, Eagle Scouts may take on building a bridge from Observation Deck to the other side. They will provide and be responsible for all materials and construction design, with the approval of the Board.

PUBLIC COMMENT

- Q: Mailbox is broken at 9 Jay Court.
A: R. Markham will follow up.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:55 p.m. The next meeting will be Monday, November 25, 2013, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl