

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
February 27, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President

Kimberly Lazich, Secretary

Carol Glider

Charles Wall

Absent: Robert Gebhardt, Vice President

Joseph Barry, Treasurer

Richard Grossi

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President

Nancy Bancroft

Carol Glider

Charles Wall

Kimberly Lazich

Absent: Robert Gebhardt, Vice President

Joseph Barry, Treasurer

John Williams, Clerk

Richard Grossi

Also Present: R. Markham, Property Manager; John Regish, 14 Gray Pine; Robert Parker, 3 Irontree; Nancy/David/David Gerardin, 1 Iron Tree; Bob Gemme, 5 Iron Tree

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of January 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ C. Glider reported for J. Barry that financials were in order. She noted some insurance account inconsistencies. R. Markham stated that renewals usually occur in June and are not always in synch with budget projections; also, insurance is pro-rated between the Association and Tax District.
- ✓ Snow removal account is under a fixed contract, resulting in Pond Place/Contractor "wins" and "losses."

MANAGER'S REPORT - filed with minutes

OLD BUSINESS - none

NEW BUSINESS

**Notice & Hearing
Girardin, 1 Irontree Court**

At issue are possible repeat violations of Pond Place Rules & Regulations, Article III, Paragraphs 3 & 4 which state, in part, "no dog will be permitted in any portion of Pond Place unless leashed and under control of the owner or keeper... ." and "No pet shall be permitted to bark... ." Nancy Girardin stated that the dog, a Labrador retriever, was younger than she thought and is territorial but not aggressive. The dog is properly licensed and up-to-date with shots. According to the Girardins, the dog is not unattended when tied outside, but actively "watched" from inside the house. It will be neutered in the near future, so perhaps it will "calm down." Mrs. Girardin stated that, when asked, neighbors said they were not bothered by barking. Mr. Gemme concurred, saying that the dog is just a puppy, not aggressive, and never out at night. They asked that fines be excused and stated that they want to comply.

Board members made several suggestions regarding possible use of electronic "shock" collars, and employing the services of a professional trainer. The matter will be discussed in Executive Session. The Gerardins thanked the Board and left the meeting.

PUBLIC COMMENT

Mr. Gemme commended the Board for doing an excellent job.

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

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

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of January 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Delinquencies: Largest amounts are for fines; 7 homes are in hands of attorney for foreclosure, and 1 is under court-supervised foreclosure payment plan.
- ✓ FEMA Reimbursement: Some maintenance items in budget have been "blown away" by October storm-related expenditures. R. Markham will continue to follow up aggressively to obtain FEMA reimbursement.

OLD BUSINESS

- ✓ Pond Place Press. Will probably be published and distributed March 15th.
- ✓ Speed Humps. People still speeding. Avon Police Dept. will be contacted to install radar and, if necessary, issue tickets. Humps may need additional work so that elevation on sides are the same as the middle.
- ✓ Tree Hazards. It was generally agreed that Pond Place should try to mitigate identified tree hazards even when trees are on exclusive use areas. The Board asked R. Markham to send a letter to S. Jansen, 6 Pond Place, "strongly suggesting" that the trees in question be removed.

NEW BUSINESS - none

PUBLIC COMMENT – none

EXECUTIVE SESSION

The Board went into Executive Session at 8:10 p.m. to discuss the Gerardin issue.

OPEN SESSION

It was moved and seconded that R. Markham write to N. Girardin, once again stating the existing rules, and underscoring the fact that (1) the dog cannot be tied outside; and (2) cannot be at the end of a leash at any time whatsoever without a person physically holding the other end of the leash. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:25 p.m.

The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, March 26, 2012, 7 p.m. Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl