

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, SEPTEMBER 6, 2018

At the Windmill

Board in Attendance: C Franklin – President, P Naryniecki – Vice President, M Cronk – Treasurer, P Johnston – Secretary, E Sears – Marina Director, M Gasperino – Roads Director, S Plante – Water Director

Board Absences: J Glick – Beach Director, A Magoon – Property Maintenance Director

Quorum Achieved

Guests: 3

**KTD Secretary records all meetings.
B Delaney and L Scott also recording**

Motion to approve the minutes of July 12, 2018 made by P Naryniecki, seconded by E Sears. 4 in favor, P Naryniecki and S Plante abstained.

Special Public Comment with discussion requested by Resident

L Scott noticed that tree work was being done at the beach. He thought that KTD had a rule that all work on community property is to be done by a licensed and insured company. Mr. Scott was concerned that this was not the case and stated that the community could be liable in the event of an accident. He questioned C Franklin whether this was the case. President stated that it was a favor being performed due to the dangerous situation that existed over the beach walkway with a dangling limb. Mr Scott thought it was wonderful that someone was willing to perform a favor for the community but feels the Board should rethink the policy in instances like this.

L Scott questioned whether the Board had a Code of Ethics. Heated discussion ensued. Secretary provided L Scott with Board checklist for contractors.

L Scott also inquired about the status of rules and regulation – chain link fences in particular. M Cronk responded that the Board needs to address this again with the attorney because times are changing. Mr. Scott thanked the Board for complying with his request for discussion.

Public Comment

B Delaney suggested the Board read a letter to the Editor in the Town Tribune regarding the Bogus Hill community. She feels it would behoove the Board to read it because it is some of the same issues that she has brought up to the Board in the past as to what the state regulations are.

Treasurer's Report

M Cronk distributed a Profit and Loss Budget vs Actual summary instead of the voluminous paper packet that the former Treasurer distributed each month. He explained that if Directors had a question on their category, the detail can be provided. Treasurer requested input from Board but all agreed that this was sufficient.

Treasurer reported the total asset amounts – balances in bank accounts and CDs. The total amount of taxes owed was reported which consists of nineteen homes.

M Cronk made a motion to use DaPonte & Company PC as the CPA for the 2017-2018 financials at a cost of \$1400 which is the same as last year. P Naryniecki seconded the motion. All in favor – motion carried.

Secretary's Report

P Johnston reported on emails received: B Delaney's request that someone cover flag duty during her vacation, L Scott request to be added to agenda for discussion and L Scott request for Code of Ethics. Secretary emailed the attorney to see if that is something that is required or if it's just something that may be adopted per the statement in existing by-laws.

Secretary had forwarded correspondence to the Board from the O'Briens concerning trees on community property that need attention. Also, an email was distributed from P Kieselbach concerning the noisy cars. The final email received and distributed was from F Grapstein concerning the noise level with a party at the beach on Labor Day weekend. Secretary requested input on how to respond to these emails.

P Johnston reported that former Treasurer was able to secure the \$25,000 CD at NSB prior to the end of her term.

Secretary also reported that Excel provided a new insurance certificate due to changing insurance providers.

Beach Report

J Glick was absent – no report given.

Property Maintenance

A Magoon was absent – no report given.

Marina

E Sears reported that marina payments were slow this year with four people still outstanding. Next year we will return to hard copies instead of emailing bills. Marina Director also stated that the hill was landscaped but later than expected so it was more costly than it should have been. Also E Sears reported that one of the brackets is broken on the stringer. Volunteers will fix once most of boats are removed.

Water System

S Plante reported that the water system is running great.

Roads

M Gasperino stated that we have the permit and variance for the shed at the beach from the Zoning Board. The application for the building permit is in process and we should have everything wrapped up and shed in place within 30 days.

Vice President Report

P Naryniecki reported that the windmill repair has been a bickering argument between the claims adjuster and the contractor. Claims adjuster originally requested just a bill. When adjuster received the bill, all details were requested. Estimate to fix is \$76,000. Vice President has requested that the insurance agent step in to get this project completed before winter sets in.

Motion to close meeting was made by E Sears, seconded by M Gasperino. All in favor - motion carried.

Meeting Adjourned.