

KNOLLCREST TAX DISTRICT BOARD MEETING – WEDNESDAY, SEPTEMBER 8, 2021

VIA ZOOM MEETING

Board in Attendance: C Franklin – President , P Naryniecki – Vice President, M Fiacco – Treasurer, P Johnston – Secretary, A Magoon – Property Maintenance Director, E Sears – Marina Director, K Marotta – Roads Director, M Cronk – Water Director

Board Absences: J Gilbert – Beach Director

Quorum Achieved

Guests: 5

KTD Secretary records all meetings.

Motion to approve the minutes of the July 14, 2021 Board Meeting made by E Sears. Motion seconded by P Johnston. M Fiacco - abstained, 6 in favor – motion carried.

Treasurer's Report

M Cronk reported that he compiled all information during his tenure as Treasurer and is passing along to M Fiacco. Balances in all bank accounts and CDs were presented along with updated balances for the water and marina funds.

M Cronk reported the open tax balance amount of \$38,215.11. Former Treasurer updated liens on 9 homes totaling approximately \$24,000 with an additional 4 liens being processed.

22.4% of current budget has been spent mostly on administrative expenses and the water system.
49.3% of the current budget has been received.

President reminded that an audit needs to be completed on the books and records. M Cronk performed his audit and M Fiacco will review records.

Secretary's Report

P Johnston reported on communication received by the Board:

Secretary was copied on emails about visibility at Southview and Millway from R Scott, golfcarts being operated by kids from W Delaney, parking on Windmill from W Feldman and wedding on Windmill in September by W Feldman.

Board received emails directly from:

B Delaney regarding By-laws and confusion on number of board members allowed

Request from C Hernandez to rent windmill office

F Grapstein concerning beach tree pruning and squirrels jumping on his roof

M Fiacco concerning broken rope at beach

B Delaney concerned about notice of election

P Johnston is concerned about private parties held at the community beach. Secretary maintains a folder that has the required insurance documentation from commercial vendors with KREC and KTD listed as loss payee on the date the event is held. Recently a family held a private party at the beach and was not forthcoming with information to the extent of their party. A private vendor was hired and the community did not have an insurance certificate. The property owners were contacted during their event and assured Secretary that they would provide the insurance certificate the next day. Unfortunately they did not and they did not respond to the multiple requests from the Secretary. P Johnston contacted the vendor directly and was able to obtain the information needed to make certain our books and records are compliant. Going forward, P Johnston feels that residents need to fill out a form to request to use the community property and disclose the details of their event so that neighbors aren't impacted negatively.

Secretary reminded the Board to respond to emails so she is certain they received the communication. Also if a director is having difficulty with their area of responsible to please let the Board know so that projects are completely efficiently.

Beach

J Gilbert submitted a report in her absence. Beach Director reported at the beach had some wash out from the rain. It was cleaned up and sand was moved back up to the steps. The plan is to remove the ropes in September.

A Magoon reported that there is a cement area that appeared in between both sets of stairs. He feels additional sand will be needed next year.

Marina Report

E Sears reported that quite a few people have not paid this year's dock fees. Three notices have been sent. We need to contact the community attorney to see what we are able to do regarding dock owners.

Property Maintenance

A Magoon requested an email be sent to him regarding tree work that is needed.

Roads

K Marotta reported that he replaced the stop sign at Windmill and Millway. Roads Director spoke with the owners of the golf cart whose children were operating recklessly. They were very thankful that he contacted them directly and would handle it.

Roads Director is obtaining quotes from paving companies. So far approximately \$40-50k minimum to pave a side road.

K Marotta was given the ok from President to form a committee to update the Rules and Regulations to be presented to the community.

Water

M Cronk reported that everything is up to date with reporting.

M Cronk made a motion to close the meeting. Seconded by E Sears. All in favor – motion carried.

Meeting Adjourned.