

KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING – WEDNESDAY MAY 12, 2022

WINDMILL 7:30PM

**Board in Attendance:** C. Franklin – President, P. Naryniecki – Vice President, A. Magoon – Property Maintenance Director, M.Fiacco – Treasurer, M. Cronk – Water Director, J. Gilbert – Beach Director

**Excused:** K. Marotta - Roads Director, E. Sears - Marina Director

### **Quorum Achieved**

**Guests:** (1) Betsy Delaney - Recording

### **BOD Meetings are Recorded**

### **Motion to approve minutes**

A motion to approve the April 20,2022 Board of Directors meeting minutes was made by Mark Cronk, seconded by Phil Naryniecki, A. Magoon Abstained. All in favor - Motion carried.

### **Treasurer Report**

M. Fiacco reviewed line item details with the board reporting that total income is \$100,734. Combined total assets are \$304,824.

Tax dollars in arrears are \$38,000 with one recent back tax payment recouped.

M. Cronk discussed the proposal for bookkeeping services from Connecticut Business Services LLC which outlined the scope of services including tax bill preparation and annual report preparation.

P. Narynieck will provide a file with the annual reports to J.Gilbert for distribution to community.

### **Secretary's Report**

#### **Communications**

- A resident inquired regarding Marina fees, and the process for invoicing.
- A request from a resident to have the swim float repositioned this year away from the homeowner's property line.
- A request for Marina information from a potential buyer of 13 Eastview property.
- An inquiry from a Columbia University film student regarding the use of Knollcrest beach for a short scene.
- A resident submission to clarify canoe and paddleboat ownership at the Marina.
- A response email to a resident with their current tax bill balance.
- An email from IONOS confirming domain renewal.
- Community notice sent with budget meeting information and budget proposal worksheet.
- Beach raking notice sent to the community, with one response email in return.
- A request to update email address.
- A resident submission concerned about a zoning board application of a homeowner at 2 Crestway to add a roof deck.

C Franklin advised the group that he recently met with Atty Smith regarding deed restrictions which include fences, hedge fences etc. and was advised that the board can pass restrictions, violation notices and fines. He stated that K. Marotta has offered to head a committee to review and develop guidelines that could then be presented to the community at an annual meeting. P. Naryniecki suggested that the Knollcrest Real Estate Corporation continue to monitor the zoning application addressed in the recent resident email.

### **Beach Report**

J. Gilbert reported that the dock at the end of the cat walk was repaired by Tim Albertson with assistance of M. Cronk and thanked both for the timely repairs.

Beach sand was delivered.

Swim lines have been redone.

The board agreed to reinstate porta potty services from mid June through Labor Day.

A quote for repair of the sluiceway at the beach has been received from Elite III.

Two proposals were received for beach parking area repair. Elite III with two options, paving and stone dust and Excel for stone with landscaping edge. P. Naryniecki make a motion to approve the proposal from Elite III for paving and sluiceway repair in the amount of \$12,300, M.Fiacco seconded the motion, all in favor, motion carried.

The slide on the swim dock is broken in two locations and a replacement needed. The board agreed to remove the slide now and continue to look for a replacement slide.

### **Marina Report**

E. Sears forwarded the proposal from Excel for marina parking area repairs. Proposal was reviewed in his absence and the group agreed to table the discussion to a later date.

### **Property Maintenance**

A.Magoon reported that landscaping work is up to date. There is additional tree work needed at the marina and Eastview. Tree work will be tabled until the fall. A. Magoon will reach out to Excel to schedule mulch for the beach.

### **Roads Report**

K. Marotta received quotes for snow plowing for 2022/2023 season. C. Franklin reviewed the proposed estimates in his absence and asked to table the vote to a later date.

### **Water Report**

M. Cronk reported that the first tank was inspected on May 12,2022 as scheduled. The tank passed inspection but later bacteria was discovered in the tank. It has been isolated and is currently being treated. Future tank inspections are hold until the issue is resolved.

M. Cronk also acknowledged Jeff Beers commitment to the community and the water system.

M. Cronk noted that he has encountered some issues with the current company that performs our testing. He will pursue other options.

**Executive Session**

M. Cronk made a request for an executive session of the board. All guests were excused and executive session started at approximately 8:45pm  
Executive session closed at 8:53pm. BOD session continued.

**Other**

C. Franklin requested a special meeting of the board some time in the first week of June. Date to be determined.

C. Franklin will select the nominating committee shortly. Appointment is due by June 15, 2022.

**Ajournment**

M. Cronk made a motion to adjourn the meeting, P. Naryniecki seconded. All in favor – Motion carried.  
Meeting Adjourned.