

KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING – THURSDAY JULY 21, 2022

WINDMILL 7:30PM

Board in Attendance: M. Fiacco – Treasurer, E. Sears – Marina Director, K. Marotta – Roads Director, M. Cronk – Water Director, J. Gilbert – Beach Director, C. Franklin – President,

Excused: P. Naryniecki – Vice President, A. Magoon, Property Maintenance

Quorum Achieved

Guests (0)

BOD Meetings are Recorded

Motion to approve minutes

A motion to approve the June 2, 2022 Board of Directors Special Meeting minutes was made by M. Cronk, seconded by M. Fiacco. All in favor - Motion carried.

Secretary Report

Communications

A resident letter of opinion regarding board decision to pave beach parking rather than gravel.

Several email address updates.

Several water system notices sent to the community.

Flag keeper letter of resignation and community notice seeking volunteers.

Marina Parking complaint from resident launching boat.

Community notice sent regarding Marina Parking in response to complaint.

Request for clarification of BOD minutes regarding the nominating committee appointment.

A written response to the resident clarifying minutes.

Community Notice sent regarding Nominating Committee.

Several emails with notes of appreciation for the work on the water system.

Request from a resident for tree maintenance on Eastview Rd. community property and suggested revisions to community rules regarding beach hours of operation.

Resident request for use of beach for birthday party.

Beach paving notice sent to the community that included illegal parking enforcement.

A resident note of appreciation for sending the notice and enforcing illegal parking.

A resident request for paving repair in front of their home on Eastview.

Eastview block party notice from a resident.

Notice regarding a family party and the use of overflow parking at the Windmill.

2021 Consumer Confidence report sent to residents.

An additional thank you related to water system support.

Lead tap water testing sent to community and posted.

An email of beach raking interest.

Several emails from a resident in response to notices placed on their car for illegal parking and a request for long term parking at the Windmill.

Responses from the Board to the resident related to illegal parking.

A resident forwarded a link to the WSJ article related to pickle ball noise.

Several communications related to property transfer at 11 Southview Road.

Inquiries regarding community fire work display:

One questioning community communication about the event
Second related to personal property safety
PWC form and payment inquiry.
Suggestion for a throwable floatation device at the beach.
A resident email regarding a second zoning board application for a roof deck.
A response to the resident regarding their concern about zoning application.
Email forwarded from a resident from the American Flag website to fly the flag at half-staff.
A resident email that two children were stung at the basketball court.
A response to the resident that the hive has been sprayed.

Treasurer Report

M. Fiacco reviewed the financials noting a 21K negative variance to budget.
Tax bills were sent to residents. There is approximately 39K for taxes in arrears.
Beginning Aug 1, 2022, follow up on delinquent taxes will be handled by our accountant.

M. Fiacco will inquire about availability of online bill payment for residents.

The board members agreed to prepare a report of current cost for their area of responsibility and to forecast spending needs for the next fiscal year to prepare a realistic budget for future expenditures.

Beach Report

J. Gilbert will contact Green Acres to fix water pump. Foot wash and sprinkler system not working.

Marina Report

E. Sears reported that most boat slip invoices are paid, only a few outstanding issues.
He suggested paving of the parking area in the next fiscal year.
The board discussed using stickers to mark kayak and canoes. K. Marotta offered to contact a vendor to design stickers.

Property Maintenance

No Report

C. Franklin will ask A. Magoon to request an all- inclusive annual contract from Excel that will cover all services for property maintenance.

Roads Report

K. Marotta will prepare and finalize the contract for snow removal services.
Road patch work has been completed.

Water Report

M. Cronk reported that we are up to date on CT State required reporting.

He is preparing an action plan due to one of the lead test results.
He noted that we should anticipate tank upgrading in the coming years. The board discussed several funding options to cover the anticipated expense.

M. Cronk suggested setting up an account with Village Hardware for supply and material purchases. M. Fiacco will forward a tax-exempt form to establish an account.

Other

Nominating Committee

C. Franklin will follow up with A. Magoon for status of the proposed slate 2022/2023.

Security

K. Marotta expressed his concerns about community security. The board agreed that a security company should assess our needs and make recommendations with associated cost.

Annual Meeting

The annual meeting is scheduled for August 13,2022.

Ajournment

M. Fiacco made a motion to adjourn the meeting, J. Gilbert seconded, all in favor, motion carried.
Meeting Adjourned.