



**Knollcrest Tax District**  
PO Box 8053 New Fairfield CT 06812  
[WWW.KNOLLCRESTBOARD.ORG](http://WWW.KNOLLCRESTBOARD.ORG)

**KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING**  
**WEDNESDAY JULY 12, 2023**

**WINDMILL MEETING ROOM 7:30PM**

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

**Excused:** Phil Naryniecki, Vice President, Andy Magoon, Property Maintenance

**Quorum Achieved**

**Guests (1) Adam Furphy**

**Approval of Minutes**

A motion to approve the Board of Directors meeting minutes, held May 10, 2023 was made by M. Fiacco seconded by M. Cronk. All in favor motion carried, minutes approved

A motion to approve the May 13, 2023 Budget meeting minutes made by M. Fiacco, seconded by M. Cronk. All in favor, motion carried, minutes approved.

**Secretary Report**

J. Gilbert reported on Knollcrest communications:

Marina correspondence received and resolved by E. Sears

Additional requests made for information related to property listing on 7 Southview Road.

An email was received requesting that the board establish basketball court hours after an incident of court use after midnight.

A community email will be drafted and the court hours restricted after 10:00pm.

Several requests for tax bills were responded to by M. Fiacco.

A resident email regarding an Airbnb at 30 Windmill Road was reviewed by the board. The board will continue to evaluate.

**Treasurer Report**

M. Fiacco provided an overview on the tax district account balances including water account balance of \$25,900, and \$25,000 marina balance.

**Beach Report**

T. Keutmann met with an electrician related to work required to correct the electrical issue for the irrigation water pump.

He also reported that Best in Backyards was retained to repair the basketball hoop.

A broken window on the shed was repaired.

There are 4 teens raking the beach this year.

### **Marina Report**

E. Sears reported that the Kayak rack was repaired at the Marina. Small vessel invoices are being generated.

### **Property Maintenance**

The review of landscaping proposals was tabled to a future date.

### **Roads**

K. Marotta reported that two storm drains on Eastview Road are in need of repair. Several paving companies were contacted for bids. A repair of the drain is needed for Eastview North while Eastview South needs a storm drain (catch basin) replacement. K. Marotta made a motion to move forward with the proposal received in the amount of \$4,300 for both repairs. The motion was seconded by T. Keutmann. All in favor, motion carried.

He also reported that a resident on East Lane created an access road into Knollcrest on Eastview Road. K. Marotta will follow up.

### **Water**

M. Cronk reported that the copper/lead sample testing and the CCR (Consumer Confidence Report) are complete. We are compliant with all State testing requirements.

### **Nominating Committee**

T. Keutmann provided an update on the status of the nominating committee and will submit the proposed slate for 2023/2024.

### **First Light**

T. Keutmann brought forward for discussion a document provided by First Light regarding Shore Line and Land use permit application for communities. Tom will work through the requirements.

### **Back Taxes**

T. Keutmann reviewed documents obtained from a neighboring Tax District related to legal steps taken to recover delinquent taxes. The board was in agreement to investigate outsourcing the collection process of delinquent taxes to a Law Firm.

### **Security**

K. Marotta provided an update on the security plan. Poles are in place and we're waiting for conduit and cameras.

**Adjournment**

M Fiacco made a motion to adjourn the meeting, seconded by E. Sears. All in favor, meeting adjourned at 9:04pm.