



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812
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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING WEDNESDAY NOVEMBER 8, 2023

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: M. Fiacco – Treasurer, K. Marotta – Roads Director, M. Cronk – Vice President/Water Director T. Keutmann – Beach Director, C. Franklin – President, E. Sears - Marina Director, Andy Magoon, Property Maintenance

Excused: Jody Gilbert, Secretary, Adam Furphy, Water Director

Meeting Recorded

Quorum Achieved

Guests (0)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held September 13, 2023 was made by M. Fiacco, seconded by K. Marotta. 2 Abstained, 4 in favor, motion carried, minutes approved.

Secretary Report

No report provided

Treasurer Report

M. Fiacco provided an overview on the tax district account balances including water and marina accounts.

Beach Report

T. Keutmann reported that we are on the schedule for Tucker to remove the docks and ropes. Timing is in line with last years removal. He further provided an overview of the proposal received to relocate the electrical panel from it's current location into the shed and the cost of the conduit line to the water. The expense is estimated to be approximately \$5,000.00. No motion made at this time.

Marina Report

E. Sears reported that most marina fees have been collected.

There was a report from a resident that the float on the main stringer needs to be repaired. It will be addressed when the water level is lowered.

M. Cronk made a suggestion to store boats at the Marina during next winter season for a fee. More discussion required.

Property Maintenance

A Magoon provided a detailed overview of the proposal from Excel for a three-season contract. A. Magoon made a motion to accept the proposal for a three-year contract with a few minor language changes. K. Marotta seconded the motion. Motion passed unanimously.

The tree problem that was reported is under review.

Roads

K. Marotta will add reflectors on the rocks located at the south end of Eastview Road. He is preparing the winter parking notice to be sent to residents.

Water

M. Cronk reported that we had a state inspection last week and we are awaiting a report. He also provided an update on the recent water system bacteria issue. Well # 4 was retested last week and the results were good. Well # 4 can be now be tied back into the water system.

Bookkeeping Services

C. Franklin advised that we have retained a new bookkeeper. Statements will be sent regularly and we expect to be fully operational by January 2024. Marina bills will also be handled through Quickbooks. Delinquent tax bills will be addressed and residents will be contacted.

Security

K. Marotta gave a demonstration of the security system in real time. He showed the search features and the LPR(License Plate reader) system as well. . System access can be modified to add users when needed.

Adjournment

M. Fiacco made a motion to adjourn the meeting, M. Cronk seconded the motion. All in favor, meeting adjourned at 8:35pm