



Knollcrest Tax District
PO Box 8053 New Fairfield CT 06812
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**KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING
WEDNESDAY MAY 8, 2024**

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Maura Fiacco – Treasurer, Keith Marotta – Roads Director, Charlie Franklin – President, Elliott Sears - Marina Director, Andy Magoon - Property Maintenance, Mark Cronk, VP/Water Director, Jody Gilbert, Secretary

Excused: Adam Furphy, Water Director, Tom Keutmann – Beach Director

Meeting Recorded

Quorum Achieved

Guests (0)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held March 27, 2024 was made by M. Fiacco seconded by E. Sears, all in favor, motion carried, minutes approved.

Secretary Report

J. Gilbert reported on community communications.

An email received from a resident to ask if operational expenses are outlined for the marina in the same way as other expenses and if so, was requesting a copy.

The May 18, 2024 Budget meeting notice was sent to the community.

An email request to put a kayak and longboard down at the marina.

A letter sent to a resident regarding dangerous branches hanging from a tree located on their property.

A response email received from the resident regarding hanging branches stating that they would address the issue.

An email request received for a 2024 Marina Map.

An email received from a resident stating that the basketball light shines into their windows and is on continuously. In addition, a question regarding the position of the proposed camera at the Beach noting the concern of privacy.

A response email was sent to the resident advising that the proposed electrical work would address the light as it would be on a timer in a secure location. In addition, the camera would be positioned on the basketball court and parking area.

A followup email from the resident was received related to the camera position which will be addressed with the security company upon installation.
Response to the resident pending.

Notice from a resident regarding a planned graduation party and overflow parking needed at the Windmill on June 8, 2024.

Several Tax bill emails were received.

Email received from Betsy Delaney to let us know that she and Mr. Delaney replaced the flag with a new one. The board was very appreciative of the generous contribution.

An email was sent to community regarding a special BOD meeting scheduled May 1, 2024 for budget preparation.

An email was sent to the community regarding a temporary ramp closure at the Marina.

An email received from a resident with 7 attachments after the morning rain storm. The email will be shared to the board for further review/discussion.

Treasurer Report

M. Fiacco provided an updated financial review.
We continue to receive overdue taxes resulting from the efforts of new bookkeeper. M. Fiacco is working with Union Saving to investigate the possibility of tax bill payment directly at the bank.

She provided updated copies of the budget proposal along with modeling examples for board review. Hand outs will be available to the residents at the budget meeting.

Beach Report

No report

Marina Report

E. Sears provided an update after sending the marina kayak rack picture to all residents to identify ownership. Stickers will be ordered and placed on each vessel.

M. Cronk made a recommendation to adjust the community dock rental fee to include the cost for individual finger repair expenses in addition to the main stringer costs. The board agreed that we would revisit it in the future.

A main motion was made to increase the fee for the small vessel fee from \$30.00 to \$50.00. As the motion did not receive a second, it did not move to vote.

Property Maintenance

No updates

Roads

K. Marotta is getting bids for winter road maintenance. The board discussed several contract language alternatives.

Water

M. Cronk reminded the board that as we add new homes in the community the revenue for water increases accordingly.

Adjournment

K. Marotta made a motion to adjourn the meeting, E. Sears seconded the motion. All in favor, meeting adjourned at 8:34pm.