



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING MINUTES Tuesday March 11, 2025

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Keith Marotta – Roads Director, Charlie Franklin – President, Andy Magoon - Property Maintenance, Jody Gilbert - Secretary, Raymond Wise – Vice President, Maura Fiacco – Treasurer, T. Keutmann - Beach Director

Excused: Elliott Sears, Marina Director, Adam Furphy – Water Director

Quorum Achieved

Meeting Recorded

Guests (2)

Minutes Approval

A motion to approve the January 7, 2025 BOD meeting minutes was made by K. Marotta, seconded by T. Keutmann. All in favor the motion carried.

Community Correspondence

J. Gilbert reported community communications received since Jan 7, 2025

- Knollcrest sent an email to the property owner on Windmill whose tenant was parking on Millway and created an easement through Knollcrest property.
- A response was received from the property owner agreeing to address it with her tenant.
- A note was received of overflow parking at the Windmill for a family party.
- M. Gasparino wrote to inquire about a missing street sign on Eastview.
- Several Tax Bill related emails were received from residents.
- K. Cullen wrote to alert the board and community of a bobcat on property.

Budget Meeting

J Gilbert proposed a date for the Annual Budget Meeting of May 17, 2025. All were in agreement.

Treasurer Report

M. Fiacco provided an overview of the financials for the tax district including current bank balances. She updated members on the status of the legal action currently underway for two properties with taxes in arrears, noting next step will be the required 30-day warning letters.

Beach Report

T. Keutmann prepared a hand out for the board which summarized the 2024 beach season expenses. He then discussed the 2025 budget projection which is based on actual spending.

He reported that he met with a welder who may be able to fabricate a piece of aluminum needed to repair the bench for the swim dock.

He informed the board of feedback he received from some residents regarding the slide replacement. One suggestion was to have a non-board sponsored fund raiser to support the purchase of the slide.

Tom will have the dock evaluated by Ragatta Dock. There were some concerns regarding mounting of a slide and the overall integrity of the swim dock. He will report his findings as the season nears.

He gave a quick update of the water pump/sprinkler system which is on the project list and requires a permit for the work.

Property Maintenance

A Magoon opened a claim with the insurance carrier for the damaged windmill sails from the recent storm and will begin the process of vendor selection for repairs.

Roads Report

K. Marotta reported that missing road sign from Eastview Rd. earlier reported hasn't been recovered. He is following up with the vendor for replacement cost.

All were in agreement that the plow company did a much better job this season. Road conditions were noticeably better.

Keith has been in discussions regarding camera placement at the beach area.

Water Report

No report

Budget discussion

M. Fiacco prepared a budget worksheet, reviewing actual and projected 2024/2025 and projected 2025/2026 budget.

Variances in 2024/2025 actual vs. budget were attributed to “Administrative Services” (an unexpected increase in insurance premiums) “Water” (actual exceeded estimates for the new well drilling) and “Capital” for (Windmill Repairs).

The board member agreed that the proposed 2025/2026 budget should cover actual operating expenses as well as replenish our capital reserves. M Fiacco will prepare a proposed budget worksheet with input from all Directors for board approval. The budget will be presented to the community at the annual budget meeting in May 2025.

Adjournment

M Fiacco made a motion to adjourn the meeting, T. Keutmann seconded the motion. All in favor, the meeting adjourned at 8:38 pm.