



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING MINUTES Wednesday November 12, 2025

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Keith Marotta – Roads Director, Charlie Franklin – President, Jody Gilbert - Secretary, Maura Fiocco – Treasurer, Tom Keutmann - Beach Director, Elliott Sears- Marina Director, Mark Cronk – Water Director, Ray Wise – Vice President, Andy Magoon – Director Property Maintenance

Excused:

Quorum Achieved

Meeting Recorded

Guests (1)

Minutes Approval

A motion to approve the September 10th, 2025 BOD meeting minutes was made by M. Fiocco, seconded by K. Marotta. All in favor, A. Magoon abstained, minutes were approved.

Community Correspondence

J. Gilbert provided a report on recent community communications.

Correspondence regarding tax bills, including a lien payoff request, was received and addressed by M. Fiocco and the bookkeeper.

The Marina Director received an inquiry from an attorney regarding the deeded slip at 27 Eastview Rd., to which E. Sears provided a detailed response outlining the conditions of deeded slips.

Details for the Sip and Stroll event were distributed to the community. A subsequent update was sent confirming the event's success, and a note of thanks from a resident was received.

A resident on Southview Rd. was contacted twice via email regarding the need to trim shrubs and trees on their property. As no response was received, a hard copy of the notice will be sent.

Several reports of a bear sighting in various locations throughout Knollcrest prompted an informational email to all residents.

The Renzulli family notified the Board via email of planned tear-down and construction activities on their property. K. Marotta responded to this email.

Treasurer Report

M. Fiacco provided an overview of the financials for the tax district including current bank balances as well as Marina and Water accounts. She provided an update regarding tax collections and also reported that the lien and the foreclosure have been resolved.

Beach Report

T. Keutmann reported that Regatta Dock is preparing a proposal to install anchors at all four corners of the swim dock, which currently has two.

T. Keutmann also discussed options for the dock slide. While securing it correctly would be expensive, the project will not move forward due to recent discussions C. Franklin had with the insurance broker.

The diving board may also be an insurance issue, and more information will be available at the policy's renewal.

Another concern was raised regarding fishing from the dock. Tom will address this issue in the spring.

Marina Report

E. Sears reported that this year draw down will be shallow. He further reported that all but one boat is out of the water.

Property Maintenance

A. Magoon will meet with Excel to find a solution for the excessively high ornamental grasses on the Marina hill.

A Magoon provided an update on the appeal for the Windmill damage. He is hoping for a response soon and has provided the insurance carrier with several examples of extreme weather reports from the day the damage occurred.

Roads Report

K. Marotta provided an update on the options presented by D&M Construction for addressing the drainage issues at the south end of Eastview Rd.

Due to the lateness of the year, work cannot begin immediately, so Keith plans to make a motion to approve the proposal after January 2026. If approved, construction would likely start in the spring, weather permitting.

Water Report

M. Cronk is organizing the replacement of Dave Disbrow, who is retiring and previously maintained the well pumps.

He further reported that all necessary paperwork and approvals for well 4A have been submitted and accepted by the State.

There is a new mandate for lead sample testing to be conducted twice a year (biannually).

M. Cronk is currently developing a new sampling plan to submit to the State for approval.

The plan will involve identifying and using 12 to 14 homes of full-time residents as sampling points.

Adjournment

M Fiacco made a motion to adjourn the meeting, K. Marotta seconded the motion. All in favor, the meeting adjourned at 8:22 pm.