



Knollcrest Tax District

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING MINUTES Wednesday January 14, 2026

WINDMILL MEETING ROOM 7:30PM

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

Excused: Andy Magoon, Director Property Maintenance

Quorum Achieved

Meeting Recorded

Guests (2)

Minutes Approval

A motion to approve the November 12th, 2025 BOD meeting minutes was made by M. Fiacco, seconded by T. Keutmann. All were in favor, motion carried.

Community Correspondence

J. Gilbert provided a report on recent community communications.

A winter parking notices was sent to the community.

A certified letter was mailed to a resident on Southview Road regarding the untrimmed hedges. The letter was unclaimed and was returned to us Jan 6, 2026.

A formal legal notice announcing taxes due was prepared and submitted to The Town Tribune for publication in the upcoming issue.

The Board received correspondence from the Bayliss family requesting to be included on the January 2026 agenda to present concerns regarding short-term rentals (Airbnb's) within the community.

The Board received correspondence from the residents of 26 Eastview Rd. regarding a scheduled removal of a pine tree.

Treasurer Report

M. Fiacco provided the monthly financial overview, including bank balances for all Tax District accounts (Marina and Water included). She reported that five July 2025 tax bills are still outstanding, in addition to properties already designated with liens. M. Fiacco informed the Board of a newly established state mandate, which requires the Tax District to provide property

tax exemptions for veterans with specific qualifications. The Tax District is legally obligated to follow the state's specific guidelines.

She reported that a draft copy of the Tax District financials was received from Duponte and will be reviewed.

Beach Report

T. Keutmann share a proposal he received from Regatta Dock, to replace missing anchors and chains on the community swim dock at an estimated cost of \$2,300. Tom Keutmann reviewed the details, however, a formal motion for these repairs will be deferred until the Spring 2026 meeting to align with the beach start up.

Property Maintenance Report

Regarding the Windmill insurance claim, A. Magoon notified J. Gilbert that he expects to bring a motion for necessary repairs in the spring.

Roads Report

A motion was made by K. Marotta to approve the proposal from D&M Construction for the South Eastview Road drainage repair in the amount of \$24,000. The terms of the proposal require a 50% payment at contract signing. The motion was seconded by Tom Keutmann. The motion passed with all members in favor and J. Gilbert abstaining.

Keith will work with a paving company to provide a timeline of road paving and storm drain maintenance. This timeline is essential for planning the next fiscal year's budget.

Water Report

M. Cronk confirmed that water lead testing results are now posted on the Knollcrest website. He also noted that the power panel has been stabilized with temporary reinforcements until full repairs can be completed.

Other:

Mr. and Mrs. Bayliss met with the Board to express concerns regarding the impact of short-term rentals (Airbnb's) on the community. Mr. Bayliss cited two specific incidents occurring on Windmill Road: one involving rental occupants operating jet skis at excessive speeds within the cove, and another involving the improper disposal of refuse (food waste and glass bottles) in residential garbage receptacles.

Mr. Bayliss presented the New Fairfield Town Regulations, highlighting requirements that short-term rental properties must be owner-occupied or owner-adjacent during the rental period and carry a \$1 million liability insurance policy. He expressed his belief that the Tax District should implement its own regulations to restrict short-term rentals to prevent property devaluation.

Board members briefed the Bayliss family on previous actions taken to address community concerns regarding short-term rentals. These efforts included coordinating with State Representative Patrick Callahan and consulting with board members from neighboring Candlewood Lake communities to share best practices for local oversight. The Board will

consult with legal counsel to determine the district's authority to limit or prohibit short-term rental practices. In addition, they agreed to continue networking with neighboring communities. Mr. Bayliss offered to continue his discussions with the Town representatives.

Adjournment

M Fiacco made a motion to adjourn the meeting, E. Sears seconded the motion. All were in favor; the meeting adjourned at 8:30 pm.