

Candlewood Shores Board Meeting Minutes January 2012

SUBJECT TO APPROVAL

CALL TO ORDER: Bill Lohan called the meeting to order at 7:32 PM. Board members present were Marwan Sayegh, Bob Fletcher, Sue Pianiforini,

Nora Lynch, and Sue Murtha. There were 15 Community members were also present for the Public Comment portion of the meeting and 2 Kevin O'Connor and John Leonard remained for the balance of the meeting.

APPROVAL OF MINUTES: Motion made by Sue Pianiforini to approve the 12/23/2011 Minutes as submitted. Sue Murtha seconded the motion.

Passed 5 to 0.

PUBLIC COMMENT: Carol Does, 80 N Lake Shore, expressed concerns that the Board was considering banning dogs from the Ballfield or creating a separate area on the field for dogs. She favored no change to the current ordinance. Many others including Joan Polzin and Bruce Perlman also spoke in support of Carol Does position.

Bill Lohan indicated that the Board was reviewing all the ordinances. A Public Hearing will be scheduled after the completion of the review to allow all members of the community to offer their comments. The Meeting Notice will be published in the Danbury News Times as well as Via Email and community signs.

Don Savuage, 36 Candlewood Shores asked for a review of the bill he received for a new water line. The original line was installed 7 years ago by CSTD. He provided documentation of the installation and a letter from a Civil engineer indication that the line should last at least 20 years. Steve Gies will review the bill based on the information provided.

TREASURER'S REPORT: Marwan Sayagh reviews the monthly financial reports and highlighted the following details. The report covers the first 6 months of the fiscal year or 50% Year to Date.

TAX DISTRICT TOTAL SHARED EXPENSE	56.4%
TOTAL COMMUNITY EXPENSE	46.9%
TOTAL SHARED AND COMMUNITY EXPENSE	54.0%
CAPITAL IMPROVEMENT EXPENSES	6.3%
TOTAL CSTD EXPENSE	46.5%
TOTAL WATER DEPT EXPENSE	57.5%
TOTAL CAPITAL IMPROVEMENT EXPENSE	9.3%
TOTAL EXPENSE	51.8%

There were no line items which required additional comment.

MANAGER'S REPORT: Steve indicated that the Office Building septic tank was cleaned for the second time since it was installed 5 years ago. The system uses bacteria to break down waste and clean the water. Steve wanted to point out that the system should be considered for more use in Candlewood Shores due to the small lots.

A considerable amount of time was spent on the use of ID tags for the beach. A decision was reached to order 2 tags per home which would be numbered and owners documented on a listing maintained in the office. The tags allow the resident to move the tags to other cars owned.

Work is underway on the Budget for the next Fiscal Year.

Priorities for work projects have been reviewed. Work on the Beach is scheduled for March and water main replacement on Candlewood Shores Road for June.

ADMINISTRATION: The Contract for the Purchase of lot 15 Clearview Drive was been received and a Appraisal and Survey of the property has been initiated by Steve.

Two new accounts have been opened at Newtown Saving Bank for CSTD and Water Dept which will increase the interest rate to 0.5%. The required documentation will be submitted by Jan 19 to the Bank. Two Swap accounts will be closed at the same time.

The Recreation ordinance was presented with for approval. Sue Pianforini made the motion to approve the ordinance as amended. Sue Murtha seconded the motion. Passed 5 to 0.

The Water Dept ordinance was review and amended. The final draft will be reviewed at the Feb meeting. As part of the review it was decided to change the envelope for the first delinquency notice to only show delinquency notice on the enclosed bill.

The meeting was closed at 9:32 PM.

Bill Lohan

President