

CANDLEWOOD SHORES TAX DISTRICT
Board Meeting Minutes
November 15, 2017

I. CALL TO ORDER

Frank Cavalea called the regular meeting of the Candlewood Shores Tax District to order at 7:32 pm on November 15, 2017. Four (4) members of the Candlewood Shores Community were in attendance.

II. ROLL CALL

The following persons were present:

Frank Cavalea - President

Marwan Sayegh – Vice President

Rebecca Schempp – Treasurer

Dee Ciancio - Secretary

Directors - Norah Lynch, Valerie Swatz, Liz Longworth, Bob Fletcher

Katie Book - Scalzo Assistant Community Manager

III. APPROVAL OF MINUTES

Frank requested a motion to approve Board meeting minutes from October 18, 2017.

Norah made a motion to approve the minutes.

Dee seconded the motion.

The motion passed unanimously.

IV. PUBLIC COMMENT

Linda Queiroz of 26 Clearview Dr. stated that the Cookie Swap will be held on Monday, December 18th, at 7:30pm.

Katie will ask Travis to ask Melanie to coordinate with Linda regarding an email to promote Holiday events.

Jeff Strang of 96 North Lake Shore Dr. expressed his appreciation to the Board for the recent street paving and the new speed humps. He also asked if there is still a possibility we could get boat docks installed in the Cove.

Katie will ask Travis to inquire about this.

V. TREASURER'S REPORT

Rebecca provided the financial statements for the period July 2017 – October 2017.

Tax District

Total Community Expenses = 52.4%

Total Shared and Community Expenses = 45.3%

Total Capital Improvement = 34%

Total Expenses = 44.9%

Water Budget

Total Expenses = 22.6%

VI. MANAGEMENT REPORT – Frank Cavalea

Boat Ramp Update – Frank has talked to the contractor, who stated that once the draw-down of the lake is complete he will begin to pour the cement for the new ramp. He may need to install a temporary barrier around the work area, depending on how high the water level remains. We could potentially have the new ramp by the next Board meeting.
Badger System Update – We want to stay with Badger, and would like to have our Badger representative attend an upcoming Board meeting so options can be discussed. The expectation is that the Tax District will purchase the meters and homeowners will pay for their installation.

Katie will follow up with Travis regarding scheduling a meeting with the representative.

Hickory Hills – Aquarion is now responsible for Hickory Hills’ water distribution.

VII. COMMITTEE REPORTS

1. Safety Committee Report

No report.

2. Beautification Committee Report – Liz Longworth & Nancy Knorr

Liz asked if landscape fabric and mulch can be put down around the boat rack area, to help prevent poison ivy and weeds from growing back.

Katie or Travis will discuss with this Rene.

Liz also asked about maintenance of the hillside going up Candlewood Shores Road.

Katie will ask Travis how we should reconcile that area.

Nancy stated that the Fall plantings are finished for the season. Holiday decorating will be done next.

3. Recreation Committee Report

No report.

4. Ordinance Committee Report – Bob Fletcher

The Parking and Blight ordinances were sent to our lawyer and he has replied with some suggestions. A meeting with the community to discuss the new ordinances will be upcoming.

VIII. ADMINISTRATION

No report.

IX. NEW BUSINESS- Frank Cavalea

Tree Trimming – There was discussion regarding how to handle the trimming of trees that hang over our roads. The Town of Brookfield has a Tree Warden who determines which trees are dangerous and should be trimmed or taken down.

Katie will ask Travis to talk to the Town and ask if their Tree Warden can inspect our trees.

Refuse Removal – There was discussion regarding the multiple refuse companies that pick up on different days. If we offered residents the opportunity to change to a different

company, we could potentially have fewer pick-up days and residents could possibly get better rates.

Katie will ask Travis to get tiered quotes from multiple companies.

Consulting Company Proposal – Frank and Norah met with a consulting company proposing a program that could potentially provide a new source of revenue for the Shores. The Board would like to have the representative attend an upcoming meeting to explain the program.

Katie will ask Travis to contact the representative.

Aging Water Mains – Frank stated that some of our water mains are 70 years old and are very expensive to repair or replace. He asked the Board to consider starting a reserve fund, from water revenue only, for the replacement of our water mains.

X. OLD BUSINESS

No report.

XI. SECOND PUBLIC COMMENT

None.

XII. ADJOURNMENT

Frank requested a motion for the Board to go into executive session at 8:47p.m.

Valerie made a motion.

Marwan seconded the motion.

The motion passed unanimously.

XIII. EXECUTIVE SESSION

Rebecca made a motion to come out of executive session at 9:23pm.

Marwan seconded the motion.

The motion passed unanimously.

Minutes Taken By: Nancy Knorr

Minutes Submitted By: Dee Ciancio