

CANDLEWOOD SHORES TAX DISTRICT
Board Meeting Minutes
July 19, 2017

I. CALL TO ORDER

Frank Cavalea called the regular meeting of the Candlewood Shores Tax District to order at 7:33 pm on July 19, 2017. Twenty-five (25) members of the Candlewood Shores Community were in attendance.

II. ROLL CALL

The following persons were present:

Frank Cavalea – President

Marwan Sayegh – Vice President

Dee Ciancio - Secretary

Directors: Val Swatz, Brigid Knauer, Liz Longworth, Bob Fletcher, Norah Lynch

Travis Hyatt - Scalzo Community Manager

Paul Scalzo Jr. – Scalzo Asst. Community Manager

III. APPROVAL OF MINUTES

Frank requested a motion to approve Board Meeting minutes from 5/17/2017 and the Annual Meeting minutes from 5/20/2017.

Liz made a motion to approve the Board Meeting minutes from 5/17/2017 and the Annual Meeting minutes from 5/20/2017.

Norah seconded the motion.

The motion passed unanimously.

Frank requested a motion to approve Board Meeting minutes from 6/21/2017.

Brigid made a motion to approve the Board Meeting minutes from 6/21/2017.

Val seconded the motion.

The motion passed unanimously

IV. PUBLIC COMMENT

Kevin O'Connor of 28 Berkshire Dr. asked why the baseball diamond has not yet been made on the field like requested at the May meeting. He also inquired as to when the playground will be done. He also asked if three estimates are received when it comes to the water or if we just use Tomascak. He is concerned that people outside of the community have access to the beach and wondered if there are any plans in addressing this and suggested that they request photo ID's at the beach entrance.

Bob commented that there are reasons why a baseball diamond can't just be made. There needs to be discussion had due to drainage, mud, maintenance, and weeds.

Myles Lynch of 6 Dogwood Lane stated that he thinks security has been very good and that them and lifeguards are following the processes, however there is no way to control residents handing out their passes to non-residents. Also stated he has seen a big improvement over the last 2 - 3 years to Candlewood Shores.

John Lepler of 3 Longview Drive suggested having a guard shack and security cameras.

Justin Felton of 22 Longview Drive suggested to have parking lines painted in the recreation area parking lots and also that golf carts should park on the grass to free up parking spaces.

Yoanna Franchini of 32 Candlewood Shores Road discussed the parking issue at the cove and non-residents fishing.

Linda Queiroz of 26 Clearview Drive suggested that people parked at the cove need to have hang tags.

Sue Pianforini of 3 Twilight Lane stated she received a \$30 fine for having her dog at the ball field without a leash and suggested that the ball field be dog friendly, provided the owner is in control of their dog.

Marwan discussed being in favor of a dog park, however not at the ball field as the dogs need to be contained to an area.

Liz stated that someone should start a Dog Park Committee and possibly use the land at the entrance for this.

Bob stated that dog issues will be discussed in Ordinance Committee Meeting.

Joan Polzin of 16 Twilight Lane asked what the plans were for speeding issues.

Art Apgar of 78 North Lakeshore Drive discussed the issue that no communication was given via email regarding the pipe break and that good communication was given on the Candlewood Shores Neighbors Facebook page. He asked if it was due to the age of the pipe and are we going to replace.

Lisa Cavalea of 60 South Lakeshore Drive asked if essential information can be posted on Facebook as a communication tool.

Tori Ludwig of 19 Mountainview Drive suggested having a newsletter with pictures of events as it would be more positive.

V. TREASURER'S REPORT

Tax District

Total Shared Expenses = 101.44%
Total Community Expenses = 88.3%
Total Shared and Community Expenses =97.3%
Total Capital Improvement = 100.02%
Total Expenses =

Water Budget

Total Water Dept Expenses =107.00%
Total Capital Improvement =17.2%
Total Expenses =64.0%

VI. MANAGEMENT REPORT

Travis Hyatt reported that the lifeguards do have a binder with the rules and job duties. He will be meeting with the second water meter company the first week of August. The insurance company stated that if someone falls on the playground and they decided to sue, we could be held liable. Bryan was asked to move more kayak storage inside the gates and he may be able to move 2 more inside. Per attorney we can put up a no solicitation sign.

Marwan stated that the hill near the tennis courts needs to be better maintained and the shores owns 25 feet from the center of the road.

Brigid suggested contacting property owners and having them maintain.

VII. COMMITTEE REPORTS

1. Safety Committee Report – Justin Felton

Received 2 quotes for a camera system at the boat launch, beach entrance, and both main entrances. Some would be actively monitored via smart phone or Ipad, others non-actively monitored. Also, stated if we are considering key fobs for beach entrance, he has received 2 quotes and he will look into possible financing terms. Larger fences in the roads to prevent speeding and possibly curbing Candlewood Shores Road. He suggested having handbooks for lifeguards and security guards to be handed out to the community so everyone knows what they should and shouldn't be doing. Suggested placing lifeguards in a triangle formation (one in each chair and one on the dock) especially on weekends when the beach is busy. Possibly keeping lifeguards on later (until 7:00 PM) and security guards on after Labor Day. He is looking into what that cost would be to have a gated community. He will have bids for projects by next Board meeting.

Marwan stated that a proposal is needed for exactly what we are looking to get done and then put it out to bid. Questioned if it all had to be done at once or could it be done in phases.

2. Beautification Committee Report – Liz Longworth

Requested the maintenance guys weed down by the boat ramp and that the trees near the basketball court need to be removed as they are diseased. Also asked if the basketball court can be refinished.

Dee asked if the trees down by the beach can be trimmed, as they are in the way of the movie screen.

3. Recreation Committee Report – Dee Ciancio

Movie night and the July 4th bike parade went well. Band night was cancelled on 7/8/17 due to rain, however Hazard County Band agreed to reschedule for Sunday 8/27/17 from 3-7pm. More volunteers are needed for the annual picnic.

4. Ordinance Committee Report – Bob Fletcher

Working on two ordinances (blight and parking). They need to get in touch with the attorney to see what they can and can't do.

5. Playground Renovation Committee Report – Tori Ludwig

Currently looking into playground and ground cover options, working with the current footprint. Should have three estimates within the next couple of weeks and then will meet with the committee and decide what is best by next meeting. Looking into breaking project into pieces such as fence, drainage, equipment, and retaining wall.

VIII. ADMINISTRATION

Travis to ask Michelle to put meeting minutes on the website.

IX. NEW BUSINESS

Frank Cavalea stated once the road work is completed, speed humps will be a concern of the Safety Committee.

X. OLD BUSINESS

Travis stated crack sealing to begin on Friday 7/21, fiber sealing on 7/31 and micro-paving from 8/4-8/9. There are to be no boats or cars on the roads at this time.

Bob stated he is in favor of painting double lines on the roads to slow people down.

Frank responded that he has spoken to Ralph Tedesco, Director of Brookfield Public Works, and he does not recommend this.

Travis stated the boat ramp engineer is in contact with First Light and a letter of consent is needed to get an approval from the town. Engineer stated if there is not a large draw down, there will be an additional charge of \$4K to keep the water away so work can continue on the boat ramp.

Travis stated the Water Supply Plan, which details water operation, has been approved by the State.

Frank stated the handicap walkway and ramps are completed. It was asked if we could look into getting concrete stops for the parking area at the clubhouse.

XI. SECOND PUBLIC COMMENT

Frank Costello of 49 North Lakeshore Drive asked when the streets are being cleaned. He also stated there are still pot holes and speed bump signs with no speed bumps in place.

Val stated people are putting up 10x10 tents on the sand at the beach which is a safety hazard as they are blocking the lifeguard views. The beach is too crowded on the weekends to allow for umbrellas and tents.

Frank instructed Travis to let the lifeguards know tents are not allowed on beach. umbrellas are allowed at lifeguard discretion.

Resident asked if security guards are allowed to ticket someone for having a dog off a leash at the ballfield.

Frank stated the security guard cannot assess a fine and Travis is to contact Security Company to let them know.

XII. ADJOURNMENT

Frank requested a motion for the board to go into executive session to discuss a mail correspondence at 10:03pm.

Brigid made a motion.

Val seconded the motion.
The motion passed unanimously.

XIII. EXECUTIVE SESSION

Valerie made a motion to end the executive session at 10:37p.m.

Marwan seconded the motion.

The motion passed unanimously.

Minutes Taken By: Dee Ciano

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