

CANDLEWOOD SHORES TAX DISTRICT
Board Meeting Minutes
September 18, 2019

I. CALL TO ORDER

Elizabeth Longworth called the regular meeting of the Candlewood Shores Tax District to order at 7:30 pm on September 18, 2019. Twelve members of the Candlewood Shores Community were in attendance.

II. ROLL CALL

The following persons were present:
Elizabeth Longworth - President
Ken Appley-Treasurer
Lisa Maguire-Secretary
Jon Lepler-Director
Linda Wagner-Director (later)
Brigid Knauer-Director
Travis Hyatt - Scalzo Community Manager
Lisa Daly – CTSD Office Manager

III. HEARINGS

Peter Kuhn – 31 North Lakeshore stated he just received his notification. He was told we would send new letter for October.
Brian Cleveland – 62 Mountain View stated he no longer has company truck parked at his house. Asked for clarification on ordinance.
Elizabeth Thompson- 26 Berkshire requested approval to improve retaining wall in ROW; received notification letter in June. Was told the subject would be discussed in executive session.

IV. APPROVAL OF MINUTES

Brigid motioned to approve the August minutes
Jon 2nd
All in favor

V. PUBLIC COMMENT

Loretta Donovan – 42 Candlewood Shores stated she was grateful to the board for addressing the dog waste situation. Stated the meeting called to discuss the property management company was unlawful and violated the statutes of CT open meeting laws. Noted that if it is not a special meeting it must be posted in the newspaper 2 weeks in advance. Stated she would report it to the Secretary of State if it happened again. Further noted that hearing proceedings should be in front of the people.

Kevin O'Connor – 28 Berkshire Dr questioned why the sealing of road cracks was not done. Questioned fees involved for CT Fence removing shrubs. Questioned practice on maintaining one's own right of way. Proposed purchasing area of tennis courts.

Loretta Donovan – Point of View – CSTD is not permitted to hold a mortgage.

Kevin warned that community dependence on town can open CSTD to become labeled as a non-private community.

Debbie Culley – 25 Skyline Dr addressed Kevin O'Connor on shrubs and inherent safety issue. Requests that cars park in correct directions on street or on one side of street while waiting for buses; cites safety issue. Loretta Donovan suggests the area should be marked as a bus stop so people park only on one side of road.

Debbie states that neighbors have dangerous trees. The maintenance company responds they will be taking down dead and over-road trees in next couple of weeks.

Debbie states that garbage cans should be kept out of sight. It is explained that some people have no place to put them, but it will be addressed.

Debbie states she does not like fences in front yards and questions why they are permitted. The response is that they are permitted as long as they are not in ROW.

Nancy Gayler – 24 Berkshire Dr questioned if paper bills for water and tax will still come in the mail if one cannot pay online. The response is yes – payment is accepted at the office, online and through the mail. The next paper bill for water will be November 1st and the next tax bill will be January 1st.

Alan Owen – 28 Longview Dr questioned why Scalzo's name is on property in CSTD in town records. Travis replied he believes it is "c/o" or "in care of", but he would look into it. Alan questioned the parking ordinance in reference to commercial vehicles.

Amendments to minutes September 18, 2019:

Linda Queiroz: Made comment about the poor line painting on the hill, especially because it was expected that the paint would mimic the "chokers".

Loretta Donovan: Under Connecticut state statute 200

(https://www.cga.ct.gov/current/pub/chap_014.htm#sec_1-200), there are only 3 types of meetings that Candlewood Shores Tax District May hold: Regular Meetings (such as monthly board meetings), Special Meetings (to bring residents together for a specific purpose), and Emergency Meetings (to handle a crisis like the microburst). When the board convened a recent meeting to discuss the results of the survey, it was a Special Meeting under the law. As there was no official notification in the News Times, the law was broken. Additionally, the board did not allow employees of Scalzo to attend the meeting. Under the Freedom of Information Act all Meetings must be open to the public unless two-thirds of the members present vote to close it to go into executive session. Therefore, a Federal law was also broken.

Alan Owen: Asked about fire hydrant maintenance; Board is addressing.

VI. TREASURER'S REPORT

Ken Appley - Treasurer

Tax District Balance

\$697,679

Water District Balance

\$618,449

Ken explains everyone should have received their passwords in the mail to pay online. States that overpayment in water department will be transferred to tax department to balance variances between accounts.

VII. MANAGEMENT REPORT

Travis Hyatt reviews Action List from Scalzo

VIII. COMMITTEE REPORTS

1. Safety Committee Report – Justin Felton
No August meeting due to vacations. Next meeting will be in October. Questions time line on speed humps. Board states yes to speed hump installation. Liz sates to remove speed gates since speed humps are being installed.
2. Beautification Committee Report - Liz Longworth
Mums will be planted at entrance since they will be able to be watered.
3. Recreation Committee Report – Jon Lepler
The recreation committee will be run by group leadership going forward. September 28th will be community tag sale (rain date: October 5). Kayaks to be sold at tag sale.
Other ideas: Holiday plants, Kiddie party, Tweens party, ladies night, hay ride, bizarre, dog parade, Santa truck, appetizer social.
Advertise on The Patch.
4. Ordinance – Travis Hyatt
Chief Purcell stated that information from a 2015 survey shows that the 25 mph speed signs are incorrect on Candlewood Shores Rd; states the signs at entrance should be larger. Radar signs are on order.

IX. ADMINISTRATION

No New Business

X. NEW BUSINESS

Web Portal Launch for H2O and tax eliminates bank charges and saves \$3300.00 per year.

Ken Appley - Motion to accept web portal launch for October 1st at cost of \$50 per month.

Jon – 2nd motion

All in favor

Motion passes

CT Fence submitted proposal to clean the pit. The pit needs to be cleaned because it is not organized for optimal use, fix to store materials for community needs and avoid fines. Board needs to assess cost.

CT Fence submitted proposal for patio at beach. Liz states the pit is more important.

CT Fence submitted proposal to move porta potty to other side of playground and put on concrete pad; also, provide a handicap porta potty.

XI. OLD BUSINESS

Irrigation discussion: cost on entrance and beach area. Travis will email to discuss date for special meeting.

Water meter discussion: trials begin September 26. There is an option for an outside water meter, but there is an extra service charge.

The compliance officer has been issued an I-pad; needs help learning how to use it.

CSTD will get an energy audit to see if we can save money on the electric bills.

Gate for driveway to the back of clubhouse.

XII. SECOND PUBLIC COMMENT

Justin Felton suggests deck and dock paint will preserve the dock longer.

Brigid Knauer asks about alert if water pressure is low. The board awaits two proposals.

Loretta Donovan invites community to meet and greet at Mangia Mangia on September 23 and another in October at her home; reminds people to register to vote; invites community to Republican Committee meeting.

Kevin O'Connor suggests solar panels. Travis will look into. Suggests keeping porta potty away from playground. Disagrees with band night on street.

Liz Longworth requested a sign when lifeguards are off duty on fence at entrance and on back of lifeguard chairs. Also requested removal of baseball back stop.

XIII. EXECUTIVE SESSION

Motion to go into Executive session at 9:08pm by Brigid Knauer

Jon - 2nd

All in favor

Motion passes

Motion to exit Executive session at 9:22 pm by Jon Lepler

Ken - 2nd

All in favor

Motion passes

52 Berkshire – installed fence in ROW.

Motion for daily fine by Brigid Knauer

Linda -2nd

All in favor

Motion passes

25 Longview – No license plate.

Motion to give 30 days' notice and then tow by Brigid Knauer

Linda -2nd

All in favor

Motion passes

XIV. ADJOURNMENT

Motion to adjourn at 9:41 by Jon Lepler

Linda- 2nd

All in favor

Motion passes

Minutes Submitted By:

Lisa Maguire