

CANDLEWOOD SHORES TAX DISTRICT
Board Meeting Minutes
Sept. 18, 2018

I. CALL TO ORDER

Rebecca Schempp called the regular meeting of the Candlewood Shores Tax District to order at 7:30pm on September 18, 2018. Nine (9) members of the Candlewood Shores Community and two (2) members of the Candlewood Co. Volunteer Fire Department were in attendance.

II. ROLL CALL

The following persons were present:

Rebecca Schempp- President

Bob Fletcher-Vice President

Ken Appley-Treasurer

Dee Ciancio - Secretary

Directors: Justin Felton, Jon Lepler

Travis Hyatt- Scalzo Community Manager

Susan Nolan-Scalzo Comptroller

Rebecca reminded the Community that the Board is made up of all volunteers. She hopes the meetings can be positive and the Board and Community members respectful of one another. She also reminded the Community that four (4) Board positions will be open next July and hopes that Community members will consider volunteering.

Rebecca stated that the Goals of the Board are:

Water system repairs

Implementation of safety structures (speed humps, speed gates)

Completion of playground

Completion of storm clean-up

III. APPROVAL OF MINUTES

Rebecca noted that her Code of Conduct was not attached to the minutes and would like amended. Rebecca then requested a motion to approve Board meeting minutes from August 15, 2018, as amended.

Justin made motion approve the minutes with amendment.

Jon seconded the motion.

The motion passed unanimously.

IV. PUBLIC COMMENT

Carol Dores of 80 North Lake Shore Drive stated she appreciates all the storm clean-up work that has been done. She feels it's looking more like our Community again.

Frank Costello of 49 North Lake Shore Drive asked when the fence work would be completed around the playground. Travis responded next week. He stated first the retaining wall, then the fence. Frank then asked when the beach fence would be replaced. Rebecca replied that we would have to have a Special Meeting, as the fence would most likely be in excess of \$10,000.

Jon Lepler asked about the trees at the end of Skyline Drive. Travis replied that a letter was sent to the property owner. He will contact our Attorney to see what else can be done, as it is a safety issue.

V. TREASURER'S REPORT

Water Financial August Checking Account is \$510,598.64

Tax District Total Checking in August was \$770,025.43

The Board had questions in regard to various line items and the General Ledger.

VI. MANAGEMENT REPORT- Travis Hyatt

SPM discussed the following items from the action list:

- The fan switch in the clubhouse was repaired.
- Management provided literature on community building,
- SPM was obtaining a price for an irrigation system for the lawn near the beach.
- A white board was purchased for the clubhouse. - Have the staff cut back the brush on Lilac and Longview - Speed hump specs were provided to the Board.
- SPM asked the on-site staff to pick up contractor signs if the person is not doing work at that time.
- Other items were discussed later in the meeting.

Rebecca recognized Candlewood Co. Volunteer Fire Department Chief Gary Gramling and Assistant Chief Jeff Dunkerton, who came to the meeting to request use of the dock for their fire boat. Assistant Chief Dunkerton stated it is the same size boat, but heavier.

Justin stated he feels that we have an obligation to the fire department to allow them use of the dock.

A resident stated that it is a tight squeeze as it is getting to the dock on a busy summer weekend.

Carol Dores of 80 North Lake Shore Drive asked what other options are being considered? Assistant Chief Dunkerton replied they have looked into the marinas as well as the Town Park. They feel that the Shores is the best option, considering parking and access.

Rebecca requested a motion to grant Candlewood Co. Volunteer Fire Department approval to install lift and place fire boat at dock.

Bob made a motion to allow Candlewood Co. Volunteer Fire Department to install lift and place fire boat at dock.

Ken seconded motion.

Motion passed unanimously.

VII. COMMITTEE REPORTS

1. Beautification – Liz Longworth & Nancy Knorr No report.

2. Recreation – Melanie Shapiro

Halloween Party is scheduled for Sunday, October 21.

Kids Movie Night at the Clubhouse scheduled for November 17 and December 8.

An October date is being considered – to be announced.

The new movie screen is available for Seniors who would like to host a Community Movie Night. Please contact Melanie if interested.

Tag Sale is October 6, with a rain date of October 7.

3. Safety – Michael Bonamarte

Justin stated he's received multiple complaints regarding the entrance to Mountainview Drive from Candlewood Shores Road. He suggests that we change the corner to square it off, making it more of a right hand turn to help slow traffic. Michael stated the Safety Committee suggests the following speed humps: Four (4) on Mountainview Drive, four (4) on South Lake Shore Drive, one (1) on Bayview Drive, one (1) on the crest of Longview Drive. The committee also suggests supplementing North Lake Shore Drive with speed gates.

Jon suggested we get the proper specs for speed humps – they should be the same size as the one on Candlewood Shores Road, next to the ballfield. John also suggested dividers on Candlewood Shores Road, like the planters. He suggests two (2) going up, and two (2) going down. They can be removed in the Winter for plowing.

Bob suggested we use something that will narrow the road, such as double yellow lines with rumble strips down the middle. He is against putting structures on either side of the hill.

Justin feels the Board would get constant complaints from residents living on Candlewood Shores Road if we were to put rumble strips on the road, due to noise.

Bob suggested a round-about where North Lake Shore Drive meets Candlewood Shores Road.

Jon asked if there was enough room for a round-about there?

Bob replied we would need an engineer to design it.

Norah Lynch of 9 South Lake Shore Drive stated that we were told by either the Police or our Attorney that we could not put any type of structure on the hill because we would be responsible if someone were to hit it.

Linda Queiroz of 26 Clearview Drive stated that in the Winter, during inclement weather, small cars can't get up the hill on Candlewood Shores Road unless they drive in the center of the road. They wouldn't be able to do that if we were to put a structure in the middle of it.

Travis stated he would contact a Traffic Study Company to see if we could even have a round-a-bout.

Justin stated he would speak with Brookfield PD.

4. Ordinance – Bob Fletcher

Bob stated that the Committee hasn't been able to meet. They hope to meet by the end of September. He asked that Ordinances be placed on the October agenda and that a Public Meeting needs to be scheduled.

VIII. ADMINISTRATION

Moorings – Travis stated we have guidelines, and they need to be followed. Moorings need to be properly numbered and tagged. Travis is to contact Tucker to check placement against mooring map.

IX. NEW BUSINESS

No report.

X. OLD BUSINESS

Water Main Proposals – Three (3) bids were obtained. Travis is to ask the two (2) lowest bids to come speak with the Board.

The back-up generator needs to be replaced.

Skyline Drive water pressure - Brian to check shut-off valves.

Storm Damage Discussion – Travis attended the meeting with the State of Connecticut. The original deadline to report storm damage has been extended to October 19. CSTD will be assigned a FEMA representative but it may be delayed due to the recent hurricanes in the

country. An online account was set up. Travis will discuss the fence and debris removal with FEMA rep.

XI. SECOND PUBLIC COMMENT

Linda Queiroz of 26 Clearview Drive stated the water “bubbles up” on Candlewood Shores Road above North Lake Shore Drive. She stated it doesn’t run into catch basin, it runs down the hill. Travis replied that he contacted A&J to look into it. Jon stated he will look at it tomorrow.

Justin stated there are still commercial vans parked on Longview Drive. Bob replied he is waiting to hear back from Attorney with regards to that.

Status of Compliance Officer – Travis emailed Rebecca and Bob for confirmation and guidelines.

Status of Office person - Travis stated he received only one (1) response.

XII. ADJOURNMENT

Rebecca requested a motion to adjourn the meeting at 9:54 pm.

Bob made a motion to adjourn the meeting.

Justin seconded the motion.

All in favor; the motion passes.

Minutes Taken By: Dee Ciancio

Minutes Submitted By: Dee Ciancio