

**\*\*subject to approval**

Candlewood Shores Tax District  
Board Meeting Minutes  
November 2, 2022

Regular meeting of the Candlewood Shores Tax District Board of Directors Called to Order: 7:32pm on November 2, 2022

Roll Call:

Directors Present:

Elizabeth Longworth-President

Alan Owen-Vice President

Jonathon Lepler-Director

Kelly Lane-Director

Lisa Maguire-Director

Timothy Cicchese -Director

Kenneth Appley- Treasurer

Danny Fontana – Director

Absent: Jennifer Ramos- Secretary

Staff:

Travis Hyatt – Community Manager

Ann Germinaro- Assistant Community Manager

Hearings: None

Approval of minutes: Kenneth noted on page 3 add Nancy Johnson offered to fund the Bocce court, Liz noted we need to add Lizz Finnerman's last name to Treasurer's report. Allan made a motion to accept the October 19, 2022, minutes with the change's Tim 2<sup>nd</sup>, all in favor.

1<sup>st</sup> Public Comment: No public comment

Treasurer's report – Kenneth

Water \$250,635.32

Tax \$1,43710.20

Kenneth reminded the community to contact Lizz Finnerman at Scalzo with any questions.

Management Report:

Action List:

Reached out to Modification requestors and let them know of approvals.

Vendor for Speed bumps – may not be able to complete soon. Current humps are to be painted. Marked the road where they are to be located.

Created contract for Hantsch for replacement generator and requested that this be done ASAP, still looking for transformer. Alan made a motion to get a new generator and complete the necessary repairs, Jonathon 2<sup>nd</sup>, all in favor.

If there is no electricity there need to set off an alarm.

Airbnb town ordinance added to the website.

Liz contacted Tom looking at the placement of Bocce to keep away from the water line.

Work Orders:

There are 3 open work orders that are being addressed:

Pine Island increase.

Entrance Gate Contacting vendor for 3<sup>rd</sup> bid for the entrance gate

United Alarm will set up an alarm on the generator.

#### Permit Requests:

90 South Lake Shore Michael and Geraldine Smeriglio - remove and rebuild 1 story & addition on the existing foundation, and remove and rebuild the exterior deck with screened porch. Liz made a Motion to approve pending receipt of the permit being received Kelly 2<sup>nd</sup> all in favor

Landscaping on 90 SLS and parking for 90A SLS – retaining walls – have a permit from the town. Liz made a motion to approve landscape parking, Allan 2<sup>nd</sup> all in favor Kelly & Jon abstained

153 NLS -cut the first tree on the property to get more sun exposure on the roof for the solar system. Let him know it's fine.

87 Clearview -Put up an aluminum frame carport - according to the town, a permit is not needed. No motion to approve.

#### Committee Reports:

Beautification: Boxes were taken out and people are flying through

Recreation Committee: John Lepler

- Annual Santa Truck Visit – December 11<sup>th</sup>

- Annual Holiday Lights contest

- Ladies Night – Board/brush painting event

- Christmas Caroling in December

- Kids Christmas Party December 4<sup>th</sup>

- 2<sup>nd</sup> Annual Chili Cook-Off

- Please check the calendar for events

Safety Committee:– Alan Owen

- The clubhouse capacity is currently 67– and looking to cut down to 40 people, Fire marshal will come and set occupancy with standing and chairs. Rules need to be posted next to the door and the party needs to stay in the room and not in the parking lot.

- Mark out speed bumps

Ordinance Committee: – Chris Rink

- The next meeting is on Wednesday, December 7th at 7:30 pm –

- Air BnB - working with Attorney to get answers and will communicate when found

Landscaping Committee:- Elizabeth Longworth

- Finding mixed debris in certain lots. Management received the list today and will communicate with those owners.

Sewer Committee: Timothy Cicchese –

- A few members met with Tara and WPCA to get more answers to the 200-plus questions asked, then compile information for a committee meeting, and then update the community. The thought is that it will cost 10% of the grand list value. No exact plan on grant money and they will keep everyone informed, but not a lot of information at this time. Dean and Pocono Road is separate

- The committee is working on a survey and as information comes in they will update and possibly do another survey. Need to wait and see if we will get a grant. Board will approve survey.

- Looking to get water map Borings were completed and we were promised results from study and maps – we didn't receive these reports or maps.

- WPCA meeting is tonight committee meetings and next is December 14th

#### Board Discussion:

Pickleball Court – Rules will be posted on the Website

Virtual meeting – Alan is going to try blue tooth spoke to a couple of IT people about large meetings, get someone to look at the acoustics, look into sound panels, try audio first and if that works they will try that

2<sup>nd</sup> Public comment –

Angelo 64 SLS – the house next door sold and is now an Airbnb – Scalzo is the broker (that is the real estate side)  
Management sent a letter regarding the town ordinance to the owner. Liz suggested that the community notify the town.

Chris Rink - Town is looking for real specifics about what is being violated. This is not a realtor's issue it is up to the town to uphold the rules.

Liz raised concern that we don't know who is renting.

Meeting adjourned at 8:38 to executive session Jon motioned and Alan 2<sup>nd</sup>, all in favor.

The executive session started aa at 8:39 pm

Liz made a motion to come out of executive session at 8:49 pm, Jon 2<sup>nd</sup> all in favor

Board decided to have no meeting in December

Meeting adjourned at 8:52 pm