

*(Draft-subject to approval)*

## **Candlewood Shores Tax District Board Meeting Minutes - July 19, 2023**

### **Call to Order at 7:30pm**

Elizabeth made a motion to call the meeting to order at 7:30pm. Alan Owen seconded. All in favor, motion carried.

<u>Roll Call:</u>	<u>Present</u>
Elizabeth Longworth- President	Yes
Alan Owen- Vice President	Yes
Jonathan Lepler- Director	Yes
Kelly Lane- Director	Yes
Timothy Cicchese- Director	Yes
Larry Cohen- Director	Yes
David Samuels- Director	Yes
Norman Edelson- Treasurer	Yes
Robert Yamuder- Secretary	Yes

Travis Hyatt, Regional Manager- Scalzo	Yes
Brandon Hyde, CSTD Office Manager	Yes

Pledge of Allegiance lead by Alan Owen.

### **Minutes-**

Elizabeth made a motion to approve May 17, 2023 CSTD meeting minutes. Alan Owen seconded. All in favor, motion carried.

Elizabeth made a motion to approve June 21, 2023 CSTD Meeting minutes. Elizabeth corrected the minutes to include: 1) Caroline Greene is looking into estimates for a proposed pickleball court; and 2) key fobs and cameras were suggested to be looked into further. Alan Owen seconded. All in favor, motion carried.

### **Public Comment 1-**

Janice Galbot, 71 N. Lake Shore Drive- Has noise issues from vehicles traversing over a newly installed speed hump in the vicinity of her home and requested it be removed. Elizabeth stated the speed hump locations were identified from an engineered speed study with input from the Safety Committee. Adam stated the speed humps were fashioned to match existing speed humps. David Samuels said the new speed humps are not uniform. Kelly stated it is a speeding issue as identified by professional engineers. Elizabeth stated the speed hump issues and respective reports will be further reviewed with the Safety Committee as requested by Maria Edelson, 116 N. Lake Shore Drive.

Bruce Alexander, 36 N. Lake Shore Drive- Inquired about the difference between speed bumps, speed humps and speed tables. Adam stated the speed humps are functioning as intended to slow traffic. Alan Owen stated he regularly maintains the signs and the speed

humps do not replace the electronic speed message boards. Vehicular speed data is collected showing vehicles averaging 30-35 MPH and some at 45 MPH.

Danny Fontana, 52 S. Lake Shore Drive- Stated NY codes show the speed hump specifications to be 5.5" high and 17" wide. Jonathan Lepler stated there is a long history of speeding vehicles that were discussed in many previous CSTD Board meetings.

Diedra Corey, 57 Skyline Drive- Raised questions about the proposed sewer project and will supply the Board with a list of these questions.

David Springman, 44 S. Lake Shore Drive- Inquired about Air BnB properties. The Town of Brookfield has ordinances which are not being adhered to and CSTD applications available on line are not being filed. Elizabeth furnished a list of 9 such properties which the Town must enforce and suggested the CSTD board contact Tara Carr.

Cheryl Weingold (resident)- Experiencing noise from neighboring Air BnB's and was instructed to contact the police if noise issues persist.

### **Treasurer Report-**

Norman Edelson, Treasurer, reported he is looking into CSTD accounts with Newtown Savings Bank and would like to invite a banking specialist to the next Board meeting to answer questions about possibly improving CSTD accounts.

Norman stated that he reviewed Tom's legal fees which showed \$6,600 was paid in 2021, \$11,861 was paid in 2022 and \$14,313 was already paid in 2023.

Norman is seeking to make the rising legal costs less costly and more efficient and made a motion for the Board to authorize him to contact the attorney directly as needed provided legal advice takes no more than 1 hour of attorney time. David Samuels seconded the motion. 6 Board members approved, Alan Owen voted no, Elizabeth and Kelly abstained, the motion carried.

June 2023 Tax: The operating accounts total \$1,687,235.68

June 2023 Water: The operating accounts total \$231,458.23

### **Management Report-**

Scalzo went through the action list and work orders from the previous meeting. Elizabeth asked for listed items to be addressed as quickly as possible.

### **Committee Reports-**

1. Beautification- Irrigation was discussed, a new water pump has been ordered which has a few months lead time to receive and install. Electric to pump is operational.
2. Recreation- Jonathan Lepler reported the summer picnic event is scheduled for Saturday, June 22nd.
3. Safety- Update forthcoming.

4. Ordinance- Chris Rink is reviewing CSTD ordinances which need updating or conflict with Town ordinances including parking commercial vehicles overnight as Town ordinances do not allow this. Enforcement of speeding vehicles is provided by the Town. Air BnN ordinances are covered by the Town which are not being enforced and CSTD applications available on line are not being filed. Elizabeth furnished a list of 9 such properties which the Town must enforce and suggested the CSTD board contact Tara Carr and CSTD should attend Town meeting to raise this enforcement issue. Chris suggested the Board consider a ban on Air BnB's. Elizabeth contacted the attorney and the Town and suggested pictures of license plates be documented of such properties violating the ordinances. Police should be contacted regarding noise complaints from Air BnB rental properties. Chris Rink agreed to recuse himself as there is an apparent conflict of interest. David Samuels is the Ordinance liaison. Norman Edelson suggested a fee be imposed on Air BnB's.
5. Landscaping Report- Adam Singer reported on proposed gatehouse issues including status of plans and estimates. Discussion ensued about the need for a gatehouse and the high costs to build and maintain it. There is also an issue with a second entrance to CSTD which needs to be addressed. An option as a cost savings measure includes a design by a local architect if possible. Keys to boat ramp gate appear to be copied to non-residents and needs to be better regulated possibly with a new lock and/or a key FOB. New keys may cause a disruption which needs to be further discussed.
6. Sewer Committee Report- Tim Cicchese reported that he drew up a sewer survey to be distributed to the community asking which households want to support a proposed sewer and at what cost (not to exceed maximum amount of \$20k). The survey will have respective information and videos. Alan reported the survey is not binding. WPCA requested CSTD furnish a letter in request of a status update on proposed sewers and Elizabeth will send CSTD letter. The next WPCA meetings are scheduled for July 26th and August 23rd which CSTD encourages residents to attend. Tim Cicchese made a motion to distribute sewer survey and Jonathan Lepler seconded. The vote was 8 members in favor and Alan Owen abstained. The motion carried.
7. New Water Committee- Robert Yamuder agreed to be the Board liaison for a new Water Committee to research water quality issues. Kelly will share his institutional knowledge as a committee member. Bert Coleman would like to join the committee as well. Robert reported that he is looking into available grant funding from various sources to help defray the cost of storm water catch basin cleaning and received rough estimates of \$40k to clean out the sumps of the 230+/- catch basins.

#### **Administration-**

#### **New Business-**

1. Remote Meetings- David Samuels requested authorization to meet with Brandon to discuss remote access issues and made a motion to do so. Elizabeth seconded the motion. The vote was 8 in favor and Alan Owen abstained. The motion was carried.
2. Air BnB Discussion- See discussion above.
3. Annual Water Result Discussion- Elizabeth reported that she received comments about the most recent water quality report including the reported high level of nitrates (9.5 mg/L) approaching the allowable limit 10 mg/L). Water testing is done quarterly. The water company was contacted about remediation options including water filtration at the source. Jim Miner commented that there used to be a dump site which may be contributing to the nitrates leaching into the ground water from decomposing material placed there decades ago. A new Water Committee is being formed to research water quality issue as described above.

## **Old Business-**

1. Pump House Generator Update- Irrigation was discussed, a new water pump has been ordered which has a few months lead time to receive and install. Electric to pump is operational.
2. Speed Hump Update- Under discussion as described above.
3. Boat Ramp Roadway Update- Pavement restoration to begin at the end of boating season.
4. Pickle ball court estimates forthcoming for further discussion.

## **Second Public Comment-**

Cheryl Wengyl- Commented on the need for a gatehouse, proposed sewers and the Board being overstretched with so many projects.

Angelo Aldana, South Lake Shore Drive- Commented on amending Town ordinances regarding Air BnB's, wants sewer survey done sooner than later, have WPCA prove pollution claim, look into water filters or other water sources (Aquarian?) that are affordable.

Danny Fontana- Commented that gate house may prevent Air BnB guests from entering CSTD, Tara Carr may be deposed on the proposed sewer issue.

Andrea McCurry, 7 Mountainview Drive- Board members should be appreciated and respected as volunteer elected officials.

Bert Coleman, 37 Twilight Lane- Asked who attend recent WPCA meetings, Norman Edelson stated he attended and WPCA minutes of that meeting did not accurately reflect his comments. Bert commented that WPCA has no funding or grants for the proposed sewer project, Tm Cicchese reported WPCA has 6 options for the proposed sewer project and further commented the sewer survey should be done sooner than later to have CSTD go on record before the proposed sewer project moves forward. The chopped lumber at the wells will be removed as soon as possible.

Kelly Lane, 23 Skyline Drive- Commented that expansion of homes contributes to the ground water quality. He is a resident for 5 years and volunteers his time to help the community.

Elizabeth as a resident commented that the Board should work harmoniously together and try to be efficient with time at Board meetings and advised residents to use the CSTD website and be less reliant on Facebook gossip.

Howie, 42 Longview Drive- Wants to ensure all residents are contacted with proposed sewer issues including the survey.

Diedra Corey- Is grateful to the Board for its hard work and dedication. Commented that residents have input and opined that residents can make their own motions and vote on them.

## **Executive Session-**

1. Correspondence Received
2. Legal/Employee Items

Adjournment- Elizabeth made a motion at 10:35pm to adjourn the meeting. Seconded by Alan Owen. All in favor, motion carried.