

(Draft-subject to approval)

Candlewood Shores Tax District Board Meeting Minutes - August 16, 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.

Public Hearing(s): None

Guest: Newtown Savings Bank representative Peter Gerardi was introduced by Norman Edelson and Peter presented updates to CSTD's accounts including the IntraFi Network Deposits (formerly Insured Cash Sweep or ICS). IntraFi Network Deposits are FDIC insured, cash balances currently yield 5.295% (75% of which or 3.971%) applies to the CSTD account with over \$250,000 balance in operating account, rate tied to 13 week T-Bill adjusted every Tuesday, 24/7 on line access and no transaction fees.

Carl Bailey of S. Lake Shore Drive stated CD rates are at 5.25% and questioned why Newtown's rates are so high. Liz asked what is the risk and what is the limit, if any, of our account balance. Norman asked if the accounts are in a CD. Deirdre Courey of 57 Skyline Drive inquired about the fee. Peter explained the risks are covered by FDIC, the 25% rate the bank charges is not a fee as it is a rate based off an index, these rates are non-negotiable there is no limit to the balance CSTD can have and the cash in the account is liquid meaning it is not tied to CD accounts.

Liz asked Peter to provide last year's rates which Peter will furnish.

Maria Edelson of 116 N. Lake Shore Drive and Ken Appley said the CD rates are better now.

Norman will contact Carl to further discuss investment options.

Minutes-

Norman made a motion to approve minutes dated July 19, 2023. Liz seconded, all in favor, motion carried.

Public Comment 1-

Liz stated there is a 3 minute time limit on anyone wishing to speak during public comment period.

Mike Walsh 10 S Lake Shore Dr commented on the safety at the boat launch. He reported a boat crashed into his wall, statue and dock. He has this on video. He mentioned that jet skis are going too fast/close to shore and people using launch are allowing their dogs on his property. Liz commented that dogs should be leashed. Alan asked him to forward video/ID numbers of boat. Harbor master commented he has photos of the boat. Liz will email the community to remind everyone to be respectful.

Angelo Aldana 64 S Lake Shore commented about changing keys at boat ramp. John Lepler responded by asking board to discuss keys later this year as boat season almost finished. Definitely by March 2024. Bert Coleman of 37 Twilight Lane commented that there are swimmers at boat ramp and should not be.

Deborah C at 28 Skyline Dr commented about parking ordinances in terms of “no parking allowed” on homeowner properties/grass front lawn. Brandon commented notices and/or violations with fines should be sent. Deborah further commented about blight regarding garbage containers which should be concealed from view per code.

Norman introduced guest speaker as described above.

Jon Lepler thanked all new members for their input and spirit of volunteerism.

Treasurer Report-

Norman Edelson, Treasurer, performed an audit of legal expenses and thanked people who contributed to his findings. Norman compared legal expenses from the year ending 6/30/22 with the legal expenses from year ending 6/30/2023 and found costs went from \$11,861 to \$13,563.50 in 2023. Both exceeded budget of \$7000 in each of those years. Liz commented that although the bills higher than budgeted, it was due to sewer legal issues and Covid. Norm stated that was partly the reason for increase but mostly due to past years election. Brandon stated the last 2 months May/June were most excessive as compared to rest of the year. Norm proposed a motion to define and itemize legal expenses to maintain open dialogue. Liz said Travis usually contact lawyers. Norm read his motion aloud. John Lepler wants all legal answers to be shared with the board. Alan wants the VP to make legal bill approvals in Presidents absence. Kelly Lane stated there would be unintended consequences to Norm's motion and suggested we adjust budge for next year. Norm made a motion to allow Norm to contact lawyer and Tim seconded. Passed 5 approved/4 opposed.

June 2023 Tax: The operating accounts total \$1,923,676.70

June 2023 Water: The operating accounts total \$246,669.41

Management Report-

Brandon requested to remove the 5 year plan at is now 8 years old. Scalzo went through the action list and work orders from the previous meeting.

One permit was discussed regarding a variance in request of paving 26 ft maximum allowed. The owner submitted photos to show paving will be replaced to existing dimensions. A motion was made by Jon Lepler to have the repaving to the existing location to restore it as it was. Dave Samuels seconded. Motion approved 9/0.

Committee Reports-

1. Beautification- Nothing reported.
2. Recreation- Jonathan Lepler reported Saturday Oct 7th community barbecue and vendor has proper insurance. Vendor tips discussed re policy/receipts. Discussion regarding provision of umbrellas to attach

to fence to keep guard from sunburn. Key fobs discussed next year. Future band nights and events will be posted with signs/signage boards.

3. Safety/Security- Alan moves the traffic speed signs frequently, he requested to buy brackets to mount on sign pole. He also requested purchasing new batteries which will be added to next years budget. He has one additional sign, requesting \$2,871.10 from his existing budget of \$20,000. Motion made by Rob Yamuder, seconded by Alan Owen. All in favor passed 9/0. Larry Cohen reported that he has speed humps near his house and all speed humps have been strategically placed. Trucks going over speed humps sometimes are noisy, the matter still under discussion. Discussion regarding smoothing some of the humps to make them more uniform/less noisy. Tim commented on car thefts requesting sending a letter to the community and Arrowhead residents. He further reported Town PD reported minors are stealing cars in many neighborhoods and police do not give chase for safety reasons. Keys were found to be left in cars making easy targets. Liz suggested the use of Faraday type safety pouches and asked for increase PD presence.
4. Ordinance- Dave Samuels reported on AirBNB which will be described below. Harbor Master asked to add speed buoys to remind boaters that jet skis must remain 200ft from shoreline and 100 ft for non wake boaters.
5. Landscaping Report- Adam Singer submitted notes about daily maintenance/replacement of sign bolts/ beach washout repairs/cleanup at boat ramp/damaged trees removed/playground equipment maintenance/trees trimmed/water meters repaired. John Lepler mentioned speed humps will be painted and reflectors on posts with lights were discussed to be installed by hump locations.
6. Sewer Committee Report- Tim Cicchese reported that the survey yielded 339 responses. 93 percent of residents are opposed to sewers and 90 percent of residents authorized limited funds to be used for taking action if necessary. Tim made a motion for the board to confirm the survey, Larry seconded, motion carried 8 approved/1 abstention by Kelly. Tim will attend the WPCA meeting with the letter to them stating our survey results.

Administration-

New Business-

1. Pump house concrete repairs- Kelly met with Tomaszek to discuss concrete repairs at our well sites. The roof to the 1,000 gallon tank is failing. Estimates will be provided to repair.
2. Pump house tree proposal- Storm damage tree repairs are underway. Repairs coordinated between Kelly and Adam. Dead trees removed. A motion made by Kelly to perform the tree work and seconded by Liz for amount not to exceed \$2,250. A motion passed 9/0 approving.
3. Clubhouse overhead door proposal- Liz met with fire marshall and John Lepler getting quotes for door replacement.

Kelly mentioned the high level of nitrates in the drinking water and spoke to Tomaszek about it. CSTD has 7 wells and Tomaszek will determine from water samples, which wells to be used first and which will be used as backup. Kelly further reported he is looking into internet access through Verizon to have remote programming at the wells. Estimated cost of \$500 to install cellular access and \$10-\$20 per month for data.

Old Business-

1. Pump House Generator Update- Late fall is the delivery for the new generator.
2. Speed Hump Update- Under discussion as described above.
3. Remote Meetings- Dave Samuels reported that he met with Mike Leon (who has A/V expertise) and Brandon to discuss a proposal to upgrade our A/V system. Phase one covers audio (estimated cost \$2,000) and phase two is video (estimated cost \$1,600). Motion made by Dave Samuels and seconded by Tim to move ahead with remote access upgrades. Motion passed 9 in favor 0 opposed.
4. AirBNB- Dave Samuels reported there is a 2021 ordinance that follows the Town of Brookfields ordinance and he further reported CSTD can have stricter ordinances if approved. Alan said he would hold the owner responsible for any noise or damage complaints. Dave made a motion to contact lawyer about permits/ fees. Seconded and passed 7/0 with 2 abstains Liz/Alan. Liz reported First Selectwoman Tara Carr

understand we are a tax district not a private community and there are reportedly 11 homes currently being used for AirBNB.

5. Boat Ramp Roadway Update- Brandon reported repairs to take place this fall.
6. Pickle ball court-estimates submitted

Second Public Comment-

Deirdre Courey 57 Skyline Dr inquired about AirBNB legal fees. She also mentioned she would like to contact utility companies and contractors about slowing down over speed humps.

Maria Edelson 116 N Lake Shore opined that speed humps would not create less noise if trucks go slower. She requested a report on the measurements height/length for consistency. Alan replied humps under review.

Jim Miner 18 S Lake Shore reported that he measured 4 speed humps and they varied in height from 4.5" to 7.5". Town of Brookfield does not have regulations on dimensions. He reported that if the humps are too narrow, they cause more noise. Wider is better to control noise, 5-6' per hump. He would like copies of the report of the water samples of all 7 wells and which 2 are the worst.

Bert Coleman, 37 Twilight Lane- inquired about squatters rights and blight concern 42 Mountainview. Owners are reportedly out of state. He inquired about taxes being paid/utility bills.

Angelo Aldana 64 S Lake Shore inquired about water quality concerning the testing of PFOA/PFOS's. Liz responded that the State tests every 2 weeks and Scalzo has those reports. The state also tests the wells and pump houses and schedules home testing as well. State regulates the testing, Tomaszek tests the wells for nitrates as a 3rd party company.

Executive Session-

A motion was made to go into executive session by Alan and seconded by Liz to discuss correspondence received as well as legal items. Motion approved 9/0 at 10:12pm.

Adjournment- Elizabeth made a motion at 10:40pm to adjourn the meeting. Seconded by Alan Owen. All in favor, motion carried.