

Candlewood Shores Tax District Board Meeting Minutes – April 17, 2024

Call to Order at 7:30pm

Alan, Angelo, Jon, Norman, David, and Tim in attendance.

Approximately 30 residents in attendance. 31 residents attended remotely.

Hearing

113 North Lake Shore for brush and yard cleanup. The issue was resolved the day after the letter was received.

Guests

None.

Approval of Minutes

Angelo mentioned that the public comment – the “balances” not the “accounts” are winding down.

Dave made the following changes: Public Comment #2 - Adam Dean inquired about chalking, not caulking. And it should be noted this is for the baseball field. In the Harbormaster report, suggest saying "New keys at the boat ramp were discussed and it was decided to not proceed at this time due to perceived cost, belief by Elizabeth that there are only a couple of outside parties using the boat ramp, and logistical challenges." New Business - I didn't report that it was only covering weekend rates. Instead I suggested requesting weekend only rates when the view was expressed that the cost of the proposal was too high. In Airbnb Discussion, first sentence should say: "David reported that he can update the Board after April 1 when we know if Tom Beecher is approved as Town attorney.

Alan said there is an error in second public comment: Mike Shepard “35 Trident Lane” should be “35 Twilight Lane”.

Norm made the following changes: Treasurer's Report - “Elizabeth will contact Susan (?) for second Tax ID number” is incorrect. Per Susan Nolan, our CPA, CSTD has one tax ID. The subject came up as we were having to combine all funds that put us over FDIC limits. Lizz and the Auditors suggested that we reach out to the Attorney to ask about a second one. His response was why would you? In addition, because of the Tax District, you do not file returns. This may cause issues if you separate from the Tax District. Guests Corrections: “Auditors confirm CSTD does not own the roads” is incorrect. Per Tom Beecher, "Hi Susan, The Tax District owns the roads which are private roads not Town roads."

Travis suggested the following changes: Under guests: Scalzo representative Susan Nolan & Lizz Finneran as well Fiorita Kornhaus Company PC representatives Paula Lathrop & Joy Ruppert. Lizz did not refer to them as “Delinquent Homes” as they are “parcels” or “tax accounts” ... the 7 delinquents are vacant lots & the 2 partially delinquent parcels have homes. There are two delinquent water accounts (one homeowner is deceased, and the second one being the “blight fine” house on Mountainview).

Alan made a motion to approve the March meeting minutes with the changes above. Dave seconded. All in favor, the motion carried.

First Public Comment

1. Bert Coleman – 37 Twilight Lane – Asked which members were not in attendance and it was said that Rob was not here. He also had a concern with the condition of the house on 42 Mountainview.
2. Elizabeth Longworth 1 SLS – Comment on the minutes not being provided to the community within the timeframe in the Charter. Requested if the application for water grants was submitted by the April 26th deadline. She is concerned that money available is not secured as she attended a 4-hour training session where they strongly recommend they do it. The Board stated that they are working on it and will submit it prior to the deadline. She also discussed the PFAS recovery program for any past or future expenses from larger cooperations. She is recommending that the quarterly water results be posted online. Elizabeth was asked if she had done any work on the application for the grants prior to her resignation, and her answer was that she had not.
3. 42 Candlewood Shores - Petition to have a special meeting prior to the Annual Meeting was handed in to the Board. **Petition attached as Attachment #1**
4. Sheryl 34 SLS – Concern with Elizabeth coming into the meeting in regard to hostility. She shared the same concern with 42 Mountainview as well.
5. Ryan Marquis - 105 NLS – He stated that he will be running for the Board.
6. Doug Jennings – 22 SLS – He stated that he will be running for the Board.
7. Michael Walsh – 10 SLS – He stated that he will be running for the Board.
8. Carl Bailey 12 SLS – Wanted to thank Elizabeth and the previous/current Board for all of their work. He looked at the Facebook page and he was concerned with the hostility within the community. He hopes the community can stop throwing stones and work together. He also mentioned that Board members that are remote does not mean they do not participate and it should be expected that remote participation be expected going forward.

Treasurer’s Report

Norman presented the report and thanked David, Angelo, Carl Bailey, and Ken Appley. He shared the report that was sent to the community through email on 4/17/24 and detailed that CD ladder plan will be utilized that instead of ICS. They reduced the

combined amount to the water and tax departments so it is fully insured. The potential yield is between \$90,000 and \$105,000 depending on the interest rates.

Managers Report

Travis Hyatt submitted his report that included updates to the swim dock, proposal for lifeguards on weekends, purchase of a coyote decoy for the beach, front entrance sign irrigation, and reminders for the upcoming meetings.

Committee Reports

1. **Beautification** – Jon mentioned that the flowers look great and that the irrigation at the front entrance sign was completed. David reiterated that Adam Dean was looking to maintain the ballfield. It was quoted that the material to complete the ball field could be done under \$700. Dave is motioning to approve the cost of \$700 max to set up the ballfield, including dirt that will be stored and utilized for the next 2 years, to take from general maintenance. Norman seconded. Adam Dean 18 Mountainview discussed the scope of work. All in favor.
2. **Recreation** – No updates in this report.
3. **Safety and Security** – The committee had their first meeting and Jon was pleased with the ideas. Some concerns that were discussed about golf carts and reminding owners of the ordinances (licenses, age restriction, etc.). They discussed speeding, speed humps, speed gates, break-ins (notify the onsite office or Scalzo so an email can be sent), pride in your neighborhood, squatting, and neighborhood watch. Alan mentioned running the data on the speed signs and 85% percentile of the community is going the speed limit. David mentioned parking at the beach without parking permits.
4. **Ordinance** – David stated that his report will take place during the AirBnB.
5. **Harbor Master** - David made a motion to approve the changes to the small vessel and mooring ordinance as amended and discussed last Board meeting. Angelo seconded. All in favor. Ronnie also stated that the swim dock should be in sometime next week possibly Friday.
6. **Landscape** - No updates in this report.
7. **Sewer Committee** – Angelo mentioned that the Town sent out a survey. The WPCA chairperson stated that the purpose of the survey was to gauge support. The sewer committee had a concern with the way the survey was written as they asked if the sewers were free, would they be in favor. The committee suggested voting no on the survey as they know it will not be free.

Lifeguard Proposal – Angelo stated that he would be in favor of giving this company a try for a year. He wanted the insurance company to review the contract for liability concerns. Angelo made a motion to accept the proposal for weekends at \$27,000 for the season. Norman seconded. All in favor.

Board Member Resignation – Alan read Elizabeth Longworth's resignation letter which thanked the Board and stated that Scalzo and CT Fence are doing an

outstanding job. She would like to remain on the beautification committee. **Resignation letter attached as Attachment #2.**

Speed Hump Update – Travis stated the scope of work which included 5 speed humps for \$12,500. The Board will be asking them to fix three of the speed bumps that were done and discussed that the vendor would fix for free. Jon made a motion to accept the proposal as long as they fix the three. David seconded. All in favor.

Airbnb – David stated that the ordinance committee drafted a new ordinance to try and address what they can do in regard to Airbnb. David mentioned that the ordinance will restrict use of the beach to Air BnB renters. He suggested the residents to look back at the minutes for the detailed history that the committee worked on. He summarized the work done as well. David mentioned that the three worst offenders of the Airbnb within the community have changed hands. David made a motion to approve the ordinance. Norman seconded. All in favor. **Ordinance attached as Attachment #3**

Water Treatment Update – Angelo stated that because of numerous resident questions about water issues, he would report on the current situation and the Board's plans. There are two main issues with our water system: the first involves the quality of drinking water, and the second the aging infrastructure, namely our water mains.

Angelo said that as to drinking water, the levels of Nitrate and PFAS need to be reduced. The level of Nitrates had been increasing steadily since 2017, reaching 9.9 last July, just below the State Max Limit of 10, and a Notice was sent to all residents advising about potential health risks. Prompt action to shut down the two wells with the highest Nitrate level has so far succeeded in reducing the nitrate level to 6.9. Testing in January 2024 found the level of PFAS to be over the State guidelines. Angelo drafted a PFAS Notice that was reviewed by Elizabeth Longworth and State officials before being sent to residents.

In December, the Bd approved an Action Plan for Water that consists of exploring three options: drilling new wells, implementing filtration systems and obtaining water from another source, Aquarion, which is the publicly regulated water utility that services Brookfield. Aquarion has not yet determined whether it would be interested in providing water service to the Shores, as they still have to analyze how much capital investment may be needed.

In the case of options 1 and 2, drilling new wells and filtration, we would need to address the aging water mains. We have known for years that the water mains would need to be replaced, and now any decision on drinking water must also take into account the future cost of replacing water mains and repaving the streets. There are still many open questions and facts that need to be gathered and analyzed in the coming months in order to evaluate which option would be best. The Bd is committed to exploring all options thoroughly in order to make sure residents will have clean drinking water again that meets all federal and State guidelines, at the most economical cost.

When the analysis is complete, the Bd will present its findings to the community before any decision is made.

Angelo said he volunteered to fill out an application for State loan and grants. The application requires a lot of information that we do not have, such as estimates, etc, which he will fill in as best he can, and needs to be filed by April 26, before the next Bd meeting, so he requested that he be authorized to file the application after review by Board members.

Angelo made a motion to give him the authority to fill out and submit the grant application before the next meeting. Dave seconded. All in favor.

Second Public Comment

1. Carl Bailey 12SLS – Wanted to thank whoever created the sewer video as it was very informative.
2. Elizabeth Longworth 1 SLS – She asked if Angelo attended the PFAS seminar. He was flying but met with Mike Hage for the application project. Elizabeth is going to try to get a video of the seminar so it can be provided to the community. She also asked Aquarion what system they were looking at, cost to the customer, and timeline. They did not appear to have answers on this but they suggested reviewing their website. She also mentioned that Mike Hage said the application can be sent without the engineering reports. Elizabeth stated that the water operator was given approval to move forward with new well drilling. They would only drill one well after doing the 100 year plan/map. She is asking if the water committee can do research for the committee for home filtration system pricing for individual homes while this is being done.
3. Bert Coleman 37 Twilight – Had a question for grants for sewer systems. Angelo stated that the WPCA believes they can get up to 20% in grants as they are looking into it. Angelo also mentioned that there is the possibility of applying for money from 3M and Dupont. He also mentioned asking for a speed hump on Twilight. There is an EPA fact sheet that details home filtrations.
4. Michael Crawford - 14 Twilight – Wanted to discuss storm drains on Twilight are full and dog waste stations. Asking for another station on the other side of the ballfield as no one picks up.
5. Maria Edelson 116 NLS - Detailed her concerns about the water and stated that people seem to be taking the water issue in stride, and she admires that, but this is something that needs to be taken seriously. She asked Angelo if he had 21 days to apply for an application and he said yes. She mentioned that doing a grant this quickly is almost impossible so she would like to ask for a short term option while the Board works on the long term side.
6. Sheryl 34 SLS – She was encouraged with the safety committee comments and had one comment as well for beautification by allowing younger volunteers (teenagers) may help instill community pride.
7. Ryan Marquis 105 NLS – Asked a question about the material for the coyote as he is willing to help with making a metal coyote. He missed the safety meeting but

wants to be involved. He is retired and is an engineer and he thought nitrates cannot be filtered. Ryan also asked volunteered to help with home and self defense by providing a free class to the community. He is running for a director but will not be in attendance as he has a scheduled cruise prior to deciding to run.

8. Linda 26 Clearview Drive – She wanted to clarify that the music for band night might not be suitable for children. She thinks they should be more geared to the general audience.
9. Kelly Lane 23 Skyline– Discussed the water and felt that the majority of the issue were septic systems and the number of homes. He doesn't know if anything can be done but his concerns were the size of the homes. He suggested implementing an ordinance that homes have to be pumped out every few years.
10. Brandon stated that 71 Clearview Gary Fiola is in attendance which all information was sent to the Board through email. The owner has the application required. A house will be built on the end of Clearview. A section of the nature trail will be covered by the driveway and trees will need to be removed, which is allowed. Jon made a motion to accept the application pending the survey, pending approval from zoning/building on the length on the driveway, and deed restrictions which the owner will provide and also pay for the District's attorney to review. David seconded. All in favor.

Executive Session

Jon made a motion to enter executive session at 9:59pm. David seconded. All in favor.

Jon made a motion to exit executive session at 10:21pm. Alan seconded. All in favor.

Adjournment

Jon made a motion to adjourn the meeting at 10:22pm. Alan seconded. All in favor.

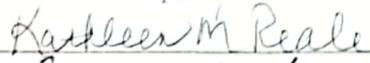
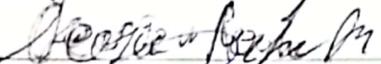
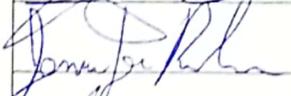
Attachment #1

We, the property owners and authorized voters of the Candlewood Shores Tax District (CSTD), Brookfield CT, hereby petition the CSTD Board, that as the Charter of the Tax District indicates:

- A. Article II, Section 3: "The voters shall hold a special meeting within 21 days after the Board of Directors receives an application to do so from either (a) ten percent of the District's voters, (b) twenty of the District's voters, (c) the District's President, or (d) any three members of the Board. At such a meeting, the voters shall act only upon the business stated in the application."
- B. Article III, Section 3: "In any fiscal year in which the District's receipts from all sources exceeds two hundred fifty thousand dollars, no more than two-thirds of the Board shall be members of the same political party."

That the following actions be taken to ensure a fair and open election of officers of the CSTD:

1. That a Special Meeting be held at least 7 days prior to the Annual Meeting, due to occur on May 11, 2024, for the purpose of every nominated candidate for CSTD office, either in person or via video conference, providing responses to questions from property owners and authorized voters about governance, management, and fiscal issues.
2. That every nominated candidate for CSTD office disclose their political affiliation in writing and that it be shared with the property owners and authorized voters during the petitioned public meeting.

Signature	Printed Name	Address	Date
	Warner Schuster	27 Twilight LAke	4/16/24
	Barbara Schuster	27 Twilight LAke	4/16/24
	Kathleen M Reale	35 Mountain view Dr	4/16/24
	George Reale Jr	35 Mountain View Dr	4/16/24
	BRIAN REALE	9 MOUNTAIN VIEW DR	4/17/24
	JENNIFER REALE	9 MOUNTAIN VIEW DR	4/17/24
	Andrea McClurny	7 Mountain View Dr	4/17/24
	Albert Coleman	37 Twilight Ln	4/17/24
	Elizabeth LONGWORTH	1 S. Lakeshore DR	4/17/2024
	Ryan Merquis	105 N Lake Shore DR	4/17/24

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Signature	Printed Name	Address	Date
<i>Frank Bauer</i>	Frank Bauer	41 Candlewood Shores Road	4/16/24
<i>Joe Matias</i>	Joe Matias	40 Candlewood Shores Rd	4/16/24
<i>Susan M Saloom</i>	Susan Saloom	45 Candlewood Shores Rd	4/16/24
<i>Ben Wornian</i>	Ben Wornian	47 Candlewood Shores Rd	04/16-24
<i>Claire Wornian</i>	CLAIRE WORNIAN	47 Candlewood Shores Rd	4-16-24
<i>Tatiana Murphy</i>	Tatiana Murphy	3 Skyline Drive	4-16-24
<i>Brad Miller</i>	Brad Miller	5 Skyline Dr	4-16-24
<i>Heather Miller</i>	Heather Miller	5 Skyline Dr	4-16-24
<i>Brigid Knauer</i>	Brigid Knauer	7 Skyline Dr	4/16/24
<i>Jennifer Oliver</i>	Jennifer Oliver	13 Twilight Lane	4/16/24

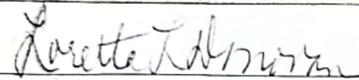
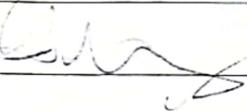
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Signature	Printed Name	Address	Date
	Loretta Donovan	42 Candlewood Shores Rd.	4/17/24
	John V. Donovan	42 Candlewood Shores Rd	4/17/24
	Thomas	43 Candlewood Shores Rd	4/17/24
Sworn to and subscribed before me this			
17 th day of April, 2024			
X Loretta Donovan Loretta L. Donovan			
			


A DISTEPHAN
 Notary Public, State of Connecticut
 My Commission Expires Jan. 31, 2028

Candlewood Shores Tax District
155 Longview Drive
Brookfield, Ct 06804

Attachment #2

Dear Board of Directors,

I am writing to formally resign from my position as the President of Candlewood Shores Tax District effective April 10, 2024. This decision was not easy and involved considerable deliberation. It is time for me to focus on spending time with my growing family, enjoying my retirement and travel. In doing so I am unable to continue dedicating the necessary time and energy that the board deserves.

I am incredibly proud of what we have accomplished during my thirteen years on the board. We have restructured to a management company, we recovered after a macroburst, made it through Covid and simply maintaining the day-to-day operations of this everchanging world. I am grateful for the opportunity to have worked alongside all of you that are committed to the betterment of our wonderful community that we live in.

Scalzo property management, its employees and Ct Fence are doing an outstanding job and I thank you.

Thank you again for the opportunity to serve our community. I look forward to seeing the board's achievements in the future and hope to contribute in other ways as my circumstances allow. I would like to remain on the beautification committee as a flower makes everyone smile.

Sincerely,

Elizabeth Longworth

Proposed Ordinance AirBnB:

Attachment #3

If a resident violates the Town of Brookfield regulations, including but not limited to those on Blight and short-term rentals/Airbnb, then the resident will be required to attend a hearing at the next upcoming Board meeting. If the Board determines that the resident has violated the Town regulations then the resident will have to turn in their CSTD beach parking sticker and beach passes within 10 days, in addition to satisfying any other penalties that are in the current Ordinances. In addition they will face a potential fine and will not receive passes to the beach or for parking at the beach for the following 2 years.