

(Draft minutes subject to Board approval. Edits and approvals can be made found in succeeding minutes.)

Candlewood Shores Tax District Regular Board Meeting Minutes - May 15, 2024, Final and Approved

Location: Clubhouse

Call to Order at 7:30pm

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

Roll Call:

Alan Owen- Acting Vice President
Jonathan Lepler- Director
Timothy Cicchese- Director
David Samuels- Director
Norman Edelson- Treasurer
Robert Yamuder- Secretary
Angelo Aldana- Director

Attendance

Present
Present
Present
Present
Present
Present
Present

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

Pledge of Allegiance lead by Alan.

Public Hearings- None.

Guests- None.

Approval of Minutes- Alan made a motion to approve 04/17/24 CSTD Meeting Minutes with corrections as noted from Board members. David seconded, motion approved unanimously, motion carried.

Public Comment

Public Comment #1- Loretta Donovan, 42 Candlewood Shores Road, distributed and read a statement aloud voicing her concerns about a petition for a special meeting.

Public Comment #2- Diana Hobson, 55 Skyline Drive, raised concerns regarding a driveway permit submitted for the property at 71 Clearview Drive stating parkland must be maintained including keeping the open space, inquired about grant opportunities to purchase the open property, asked the land should not be paved, cited previous lawsuit to keep the parkland portion as open space, Eversource clears and accesses the area, questioned the proposed driveway boundaries, wants to review the plans for the 2 houses for potential effects on 60/62 and 68 Clearview Drive.

Public Comment #3- Deirdre Coury, 57 Skyline Drive, raised concerns over a driveway permit submitted for the property at 71 Clearview Drive stating the land on the proposed driveway is a nature park easement, asked if trees will be removed, potential liability in terms of who owns the land and future easements, recommended CSTD purchase the open land and perform more research, recommends CSTD deny application, hires an attorney to review plans and application, negotiate purchase of this and other lots, reserve for public use, review lot line revisions

Public Comment #4- (remote call) Lisa McGuire-Coleman, 37 Twilight stated the application for a driveway permit submitted for the property at 71 Clearview Drive be discussed openly.

Public Comment #5- Elizabeth Cohen-Longworth, 1 S. Lakeshore Drive, inquired about the status of the drilling of new wells which may cost \$5k to \$15k, she stated she resigned from the CSTD Board a month ago (resignation letter effective April 10, 2025), asked if new wells may be in a flood plain and what is the status of discussions with Aquarion Water. Angelo responded that Tomascak Plumbing stated that new wells cannot be placed too close to the beach or too close to existing wells and locations must first be studied, Angelo submitted a grant for this study, Steve an engineer from CCA advised to obtain a study, Alan stated CSTD is awaiting core drill and analysis as part of an in-depth study. Angelo stated discussions with Aquarion appeared in past minutes regarding the exchange of information as we await their terms and conditions to review.

Public Comment #6- Lisa Bowman, 129 N. Lake Shore Drive, stated she requests to leave the trail as-is and should not be disturbed as part of the driveway application for the property at 71 Clearview Drive.

Public Comment #7- (remote call) Paul Wiezer, 14 Mountainview Drive, inquired about credentials necessary to be on a public committee. Alan responded that committee appointments are open to the public to volunteer for.

Public Comment #8- (remote call) Lisa Arconti, 7 Bayview inquired about the Water Committee and Sewer Committee and requested to nominate Elizabeth Cohn-Longworth to the Water Committee. Alan responded there was a Water Committee formed and membership is open to the public.

Public Comment #9- (remote call) Denise O'Connor, 28 Skyline Drive, commented on Annual Meeting, Water Committee, CSTD Board in terms of stating names when Board responds to on-line comments. Alan reported he would like more public participation.

Public Comment #10- (remote call) Cheryl Wengel, 34 S. Lake Shore Drive, commented that water issues should be evaluated house-by-house and suggested a timeline for performing the evaluations. Alan responded that is under review as the Board gathers information on nitrates and PFAS in the drinking water.

Public Comment #11- Bert Coleman, 37 Twilight Lane, commented that the water committee should be more active and asked when his curbs will be installed.

Public Comment #11- Elizabeth Cohen-Longworth, 1 S. Lake Shore Drive, requested clarification regarding the water committee in terms who the Board members and committee members are.

Treasurer's Report- Norman Edelson, Treasurer

Norman read into the record the following CSTD bank account balances as of 04/30/24:

CSTD Operating (OP) Newtown Savings Bank (NSB) account balance	\$ 136,466.47
CSTD CD account balance	<u>\$1,955,000.00</u>
Total CSTD Bank Balance	\$2,091,466.47

CSW Water Department Operating (OP) NSB account balance	\$ 65,068.88
CSW-CD Water Department NSB-3Mo CD account balance (1)	\$ 25,190.14
CSW-CD Water Department NSB-3Mo CD account balance (2)	\$ 25,190.14
CSW-NSB-CD (3)	<u>\$ 60,000.00</u>
Total CSW Water Department CD Bank Balance	\$ 175,449.16

Alan asked Norman if larger checks can be drawn as needed for any purpose and Norman responded yes the CSTD funds are liquid and the CSTD tax account has a little over \$2M plus as per balance sheets and the account it is drawing interest. Alan asked if there are additional accounts and Norman responded yes that the water account as per the balance sheet shows 3 CD ladder accounts in the water account that used to be shared accounts with the tax account.

Alan asked if the accounts are FDIC insured and Norman responded yes.

Management Report-

- Action List- Travis read through the status of the updated Action List. Item #4 of the Action List included a request to spend \$200 on signage to remind residents to register their vehicles and obtain Parking stickers. ***David made a Motion to approve this request and Angelo seconded. The Board voted unanimously to approve this request.**
- Work Order Report- None.
- Permit Requests- (1) 71 Clearview Drive- Angelo reported the Board received a permit application regarding proposed installation of a driveway the proposed new home at 71 Clearview Drive. Gary Feola, the owner of the property, reported that the site plans for the sub-division with a new driveway were reportedly approved by the Town's Planning Commission. Angelo requested copies of the Title Reports and Jonathan requested the owner arrange to stake out the proposed centerline of the driveway according to the survey plans. Jonathan asked if the driveway will be asphalt or gravel and stated the land may be deed restricted. Alan reported the Board is seeking legal advice to review the permit. ***Angelo made a motion not to approve the permit application until the Board further reviews. Jonathan seconded the Motion and the Board unanimously approve the Motion.**

Committee Reports-

1. **Beautification**- Plants were purchased for installation and the irrigation system is functioning properly.
2. **Recreation**- Jonathan reported dates and schedule of summer events will be distributed shortly.
3. **Safety/Security**- Jonathan reported security service documents from Securitas were distributed to the Board. The newly installed speed signs are functioning properly. Alan reported he needs more brackets and batteries for the regular maintenance of the speed signs.
4. **Ordinance**- David reported he scheduled an ordinance meeting for June 6th and will provide an agenda for that meeting.
5. **Landscaping Report**- Alan reported that the tree that fell on the trail path was removed.
6. **Sewer Committee Report**- Tim had no new reports and is awaiting results from CD Smith.
7. **Harbormaster**- Ronnie Shepherd, Harbormaster, reported that Adam installed new kayak racks and all requested for spots were accommodated. Mooring holders were notified. A kayak wheeled transporter was purchased to help residents move their kayaks from the rack to the water and back.

Administration:

New Business- The Board was contacted by a resident who wished to donate used books and bookshelves. Unfortunately, the Board could not find adequate space for the books and bookshelves and thanked the resident who wanted to donate them.

Travis reported security guard proposals were received. R&R had no issues in the past. Jonathan reported he recalls some negative complaints about Securitas security. Alan suggested a security guard be posted at the gate. ***Angelo made a Motion to continue with R&R Security and Jonathan seconded the Motion. The Board voted unanimously to rehire R&R Security.**

Old Business-

1. **Speed Hump Update**- Speed Humps were discussed which included 5 new locations and 2 replacement locations. Jonathan reported that a resident on Mountainview requested a speed hump be installed near Skyline Drive to curtail speeding at that location and to replace the other speed humps on Skyline Drive. Alan stated that the paving contractor needs a list. Jonathan will comprise a final list and will mark out locations after another discussion at an upcoming Safety Committee meeting to ensure the replacement and new speed humps are installed correctly.
2. **AirBnB Discussion**- David requested the Board seek violations and penalties from residents not properly securing Town permits for AirBnB's. Beecher advises the Board refer to the Town ordinance. Dave will discuss next steps at his upcoming Ordinance Committee meeting and further discuss the apparent conflict of interest with Beecher now also representing the Town.
3. **Water Treatment Update**- Angelo reported he is seeking a few more pieces of information to successfully submit a grant loan application which is based on community need regarding water treatment options. He is meeting with Mike Hay regarding the wells and filtration options, timeframes and estimates and is also looking into other water source options. He last met with Aquarion last February 2024 to discuss and explore water source options. Alan spoke with Tomascak Plumbing about PFAS levels and Travis approved Tomascak to review wells and analyze PFAS in the water system. 2 free consultations with Mike Hay are available by October 2024. Reportedly, of the 30,000 linear feet of water mains in the District, 23,000 were installed between 1946 and 1972, and the remaining 7,000 linear feet were replaced/installed after that with PVC pipe. Angelo suggested the Board review all findings to date and apprise the Community as we know more. David thanked Angelo for his time and effort in dealing with water related issues.
4. **Clubhouse Fire Inspection**- Alan reported findings including replacement of portions of sheetrock in the downstairs area of the clubhouse. Replacement garage doors need to be installed. Gas cans need to be removed. Outstanding code issues need to be resolved. Stairway needs to be replaced. Permits need to be obtained to allow repairs to be initiated.

Second Public Comment- Deirdre Coury, 57 Skyline Drive, remarked about a point of order for decorum during meetings referring to use of phone by Board members during meetings. Jonathan responded that he was researching a topic being discussed at the meeting. Jonathan further responded about the comment made about an all male Board and stated he recalls 7 women served on the Board over the last 6 years and woman can step up to help change the diversity of the Board. Jonathan thanked Alan for his dedication and past service to the District.

Elizabeth Cohen-Longworth, 1 S. Lake Shore Drive, thanked Alan for his hard work on the Board to better the Community. She commented on if the District received fines from the Building Inspector or Fire Marshall for not

completing the work at the Clubhouse. She asked if the Mountainview house foreclosed which did have liens filed against it. Alan responded he is talking to the Selectmen at the Town to get better representation on working towards foreclosure. She mentioned a Dogs Must be Leashed sign is missing. She opined water mains should be replaced in phases. She remarked about the State requiring 3 years to get a water quality improvement plan in place and 5 years to implement it. She remarked about Aquarion possibly requiring land ownership as part of a deal to supply water.

Burt Coleman, 37 Twilight Lane, remarked that Liz should meet with Aquarion.

Angelo reported that Aquarion's rates are regulated as a utility company and the Board is looking into options to remediate the water issues. He further reported that the Board does want to give any land away to Aquarion which is a non-starter issue. Any discussions with Aquarion will continue to be transparent. Alan reported rates will be analyzed to compare the rates between 500 residents or Aquarion's 400,000 customers.

Loretta Donovan, 42 Candlewood Shores Road, remarked that 7 years ago Hickory Hills researched PURA as a possible water company and will share these documents she has.

Alan interjected about the permit application at 71 Clearview Drive. David suggested the Board identify an attorney. Alan opined an attorney can help answer questions in this matter. Angelo suggested the Board also review 2021 lot lines approvals, rights of owners, rights of CSTD, and involve the Town for review of documents. Alan suggested the Board shop for an attorney by the next meeting. David and Angelo will research and investigate a list of attorneys. No decisions will be made using emails.

Deirdre Coury, 57 Skyline Drive, remarked that the Board should not discuss the 71 Clearview Drive issue during Executive Session. She further remarked about the Water Committee provide access to information.

Lisa Arconti (Remote call), 7 Bayview, commented about the Water Committee and who serves on it and in what capacity. Angelo responded that the Water Committee is a resident committee to help gather information and report to the Board.

Guy Gavit, 71 N. Lake Shore Drive, remarked about easements traversing 71 Clearview Drive and wanting to keep the Shores just as is.

The next regular CSTD Board meeting is scheduled for Wednesday, June 19, 2024, 7:30pm in the Clubhouse.

Executive Session- At 10:10pm, *Jonathan made a Motion to enter into Executive Session which was seconded by Norman. The Motion was unanimously approved by the Board.

***A Motion was made by Jonathan to end Executive Session which was seconded by Robert. The Board unanimously approved the Motion.**

Adjournment- *Jonathan made a motion to adjourn the regular Board meeting at 10:30pm. Seconded by David. All in favor, motion carried, meeting adjourned.