

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

## **Candlewood Shores Tax District Regular Board Meeting Minutes - July 17, 2024 *Draft***

Location: Clubhouse

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

Angelo Aldana made a motion to call the meeting to order at 7:30pm. Robert Yamuder seconded. All in favor, motion carried.

### **Roll Call:**

Angelo Aldana- President  
Joseph Rizkallah- Vice President  
Norman Edelson- Treasurer  
Jonathan Lepler- Director  
Timothy Cicchese- Director  
David Samuels- Director  
Douglas Jenks- Director  
Michael Walsh- Director  
Robert Yamuder- Secretary

### **Attendance**

Present  
Present  
Absent  
Present  
Absent  
Remote  
Present  
Present  
Present

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

Pledge of Allegiance lead by Angelo. Angelo welcomed the new Board members Joseph Rizkallah, Douglas Jenks and Michael Walsh to their first CSTD Board meeting. Angelo thanked Alan Owen for his many years of dedicated service on the Board and to our community.

**Public Hearings-** None.

**Guests-** None.

**Approval of Minutes-** Angelo made a motion to approve 06/19/24 CSTD Meeting Minutes with corrections as noted from Board members. Jonathan seconded, motion approved unanimously 7-0, motion carried.

### **Public Comment**

**Public Comment #1-** Deirdre Coury, 57 Skyline Drive, raised comments regarding the property at 71 Clearview Drive including involvement of the newly retained attorney, timely advice, requested to review scope of work of attorney, possible conflict with Town Attorney Beecher, requested independent attorney review, issues on the design of the driveway and offered to speak to CSTD attorney. Angelo thanked Deirdre for her input.

**Public Comment #2-** Joan, 16 Twilight Lane, raised a question about a rumor that the district was selling property. Angelo responded that is not true. Her second concern was about large homes being built causing flooding and driveway washouts. Requested paving and curb repairs.

**Public Comment #3-** Michael Crawford, 14 Twilight Lane, raised concerns about rain storms becoming more frequent and more severe causing flooding exacerbated by 2 large houses built recently on his street. Requested catch basin be cleaned out. Angelo will contact CSTD maintenance to check on catch basins. Travis will follow up on catch basin cleaning as well. Jonathan suggested that he contact the Town as the Town reviews and approved plans and permits.

**Public Comment #4-** Richard Grosso, 18 Twilight Lane, reported that the 2 houses built on Twilight are the cause of recent flooding into his property including mudslides and basement flooding. Requested raising curbs to help shed storm water from his property.

**Public Comment #5-** Adriana Racanelli, 22 Twilight Lane, raised concerns and distributed photos about her neighbor parking his truck directly across from her driveway which impedes her ability to navigate out of her steep driveway. She reportedly contacted her neighbor about her concerns to no avail and asked the district to remediate the problem.

**Public Comment #6-** John Meyerle, 21 Twilight Lane, reported that he received a parking violation for improperly parking his truck in front of his house across the street from 22 Twilight Lane which he requested be dismissed. He reported that his driveway is tight and he needs to park his truck on the street across from his neighbor's driveway. Angelo responded that parking issues on Twilight Lane will be discussed later in this meeting under Old Business. The Board agreed to temporarily suspend the ticket until the Board looks further into this matter.

Public Comment #7- (on-line call) Lisa McGuire, 37 Twilight Lane, inquired about who the newly retained attorney was. Angelo responded that the law firm's name is Cramer/Anderson.

Public Comment #8- Alan Owen, 28 Longview, inquired about returning the keys to the Clubhouse. Alan would like to hand over the signs and sign responsibilities and is willing to teach someone what he knows about the signs and replacement batteries. He requested the Board look into a paving plan for district roads and continue to look into drainage and curb repairs. Travis contacted Tinker to repair as needed.

Public Comment #9- Deirdre Coury, 57 Skyline Drive, opined that the Town can be contacted regarding building permit review and approvals including drainage plot plans. She suggested the District look into grants for storm water control. Angelo responded that the Board will discuss this issue.

Public Comment #10- Gary Feola, 71 Clearview Drive, reported that the Town planning Board approved his building plans including access via a driveway, portions of which overlap the CSTD walking path. He hired a surveyor at the Board's request who installed survey stakes some of which were removed by others, however, the paint marks where the stakes were located remain for inspection. Angelo responded that the Board is looking into resolution of this matter involving the rights of the owner and CSTD.

### **Treasurer's Report- Travis Hyatt on behalf of Norman Edelson, Treasurer**

Norman asked Travis to read his report into the record in his absence including the status of CD investments and the following CSTD bank account balances as of 06/30/24:

CSTD Operating (OP) Newtown Savings Bank (NSB) account balance	\$ 84,501.31
CSTD CD account balance	<u>\$1,955,000.00</u>
Total CSTD Bank Balance	\$2,039,501.31

CSW Water Department Operating (OP) NSB account balance	\$ 54,490.50
CSW-CD Water Department NSB-3Mo CD account balance (1)	\$ 25,279.39
CSW-CD Water Department NSB-3Mo CD account balance (2)	\$ 25,279.39
CSW-NSB-CD (3)	<u>\$ 60,638.38</u>
Total CSW Water Department CD Bank Balance	\$ 165,687.66

Angelo added that the CSTD Water account was \$40,000 lower this month which Travis reported was partly due to the payment being made for a generator for the water pumps. Angelo further reported that the water rates are being looked into to ensure account balance remains at an appropriate level.

### **Management Report-**

1. Action List- Travis read through the status of the updated Action List (Page 6). Highlights included an update on the repair of curbs and catch basins, speed hump project, signage updates and sending Town zoning/WPCA agendas to residents. Angelo requested adding No Lifeguard on Duty signage at the beach.
2. Permit Requests- (1) 71 Clearview Drive- Angelo reported he retained the law firm of Cramer/Anderson from Danbury with \$2,500 retainer after the Board reviewed 2 proposals received. The law firm will review rights of CSTD and the rights of the owner including deed review and title searches. An update will be provided at the next Board meeting.

### **Committee Reports-**

1. Beautification- Committee Chair Nancy reported flowers are being watered and are growing.
2. Recreation- Jonathan reported the Band Night was very successful. The upcoming Summer Picnic event will include a DJ and BBQ from Twins. A table will be set up for resident to meet the Board of Directors. Volunteers are needed to continue the success of the Recreation Committee.
3. Safety/Security- Jonathan reported there was no meeting since the Last Board meeting and the Committee is awaiting insurance comments on questions raised regarding forming a neighborhood watch (Item #5 in Action List).
4. Ordinance- David reported the Ordinance Committee will be meeting on July 17th and he will report his findings at the next Board meeting.
5. Landscaping Report- Jonathan reported there was no update.
6. Sewer Committee Report- Tim Cicchese could not make meeting, so Angelo made the report on his behalf. At the June WPCA meeting, the WPCA presented the survey result: 1) 1,165 homes surveyed, 453 responded, with a 39% response rate; 2) Most of those responses came from CSTD-- 57% -- the engineers said that many of the comments referred to the Sewer Committee videos as having provided information; 3) Results: 69% opposed sewers; 5% were unsure and 26% were in favor; 4) Overriding reasons given for rejecting sewers were prohibitive cost and no need for sewers; comments cited were little benefit compared to high cost, no other towns on lake wanted sewers and that sewers could cause overdevelopment of the lake; and 5) Reasons for approving sewers: avoid paying for failing septic and allowing home extensions.

After the engineer presented the results, the WPCA voted to end the Sewer Project. Although this is over for now, the Board will continue to monitor developments as the WPCA may try to resurrect it again.

7. Shepherd, Harbormaster, reported mooring and boat issues are being addressed, signs were installed stating no parking allowed at the beach dock, debris is regularly removed from the beach, railroad ties were placed to put additional kayaks on the ground. One mooring spot is still available for sale.

### **Administration:**

**New Business-** 1) Parking for Beach Discussion- Angelo reminded residents that beach parking will only be allowed for legal parking with parking permits. Alan opined that the ordinances state blocking of driveways is not allowed.

### **Old Business-**

1. **Speed Hump Update-** Jonathan reported speed humps are being painted professionally with commercial grade paint for lasting durability.
2. **Clubhouse Garage Update-** New proposals are forthcoming for installation to follow.
3. **Twilight Lane Parking-** Angelo remarked CSTD would like to maintain a private community character as we work together respectfully to resolve parking issues. Ordinances are in place that side driveways are not to be blocked. It is acknowledged that Twilight Lane is a narrow street, however, driveway access shall not be impeded. The Board is looking into possible exceptions to be included in the current ordinances as the Board reviews the parking ordinances and may hold a Public Hearing on the parking issues effecting the District. **A Motion was made by Doug to temporarily suspend the parking ticket issued to John Meyerle of 21 Twilight Lane until the parking issue is resolved and the Motion was seconded by Jonathan. The Motion was unanimously approved.**
4. **Water Treatment Update-**
  1. Angelo said he had a preliminary meeting with Mike Hage to start the Lead Inventory Report and the Asset Management Plan. Goal is to have both completed by October 2024.
  2. He also spoke to engineer at CT DPH regarding the grant application. They plan to issue a list of projects in August. There are a number of conditions we would have to meet to qualify for a loan/subsidy, including having an Asset Management Plan and a Financial Plan, both of which are being worked on.
  3. As to water quality, essentially same as last month. As of July: PFAS is still over the EPA level, and Nitrates still below the limit of 10, although the level did go up this month from 6.12 to 7.20.
  4. As to the Board Action Plan for water, Angelo contacted 3 engineering firms for proposals for the PFAS and Nitrate filtration project. One firm said they are unavailable to do it, the other two provided us with estimates. Wright -Pierce made site visit, met with Tomaszak and gave a \$19.9k proposal. They have experience with municipalities, their proposal was the most comprehensive and was based on actual site visit, and Angelo recommended they be selected. **Angelo made a motion to engage Wright Pierce to conduct the PFAS-Nitrate filtration feasibility and cost study for \$19.9k, seconded by Jonathan, and unanimously approved.**
  5. Angelo summarized current status: presently, we know the cost of drilling new well, up to 130k and it would take over 1 year due to the testing requirements. Before the Board can evaluate what course of action would be in the best interests of the community, however, we need at least three pieces of key information :
    - a. First, amount of reserves that would be needed to maintain and continue operating the water company. This is needed to calculate what the increase in water rates would be to have a sustainable operation - we expect to get this information once we get the Asset Management Plan.
    - b. Second, cost to design, build and implement PFAS and Nitrate filtration systems. This is also needed to calculate what the increase would in water rates would be to pay for the systems. We expect to get this information once the engineering firm completes their project.
    - c. Third, the Terms of obtaining water from Aquarion , and what expected water rates will be. Angelo will request Aquarion to provide the Board with information.

**Second Public Comment-** Alan Owen, 28 Longview, reported Aquarion installed a new water line from Abbey Road to the school including \$805,000 in 12 inch water mains which costs \$79,000 per household.

John Meyerle, 21 Twilight Lane, reported he needs parking in front of his residence.

Gary Feola, 71 Clearview, agreed to re-do survey stakes along the proposed driveway if the Board requested him to do so as the first set of stakes were removed, but the painted locations remained.

Joel Wardenburg, 13 Longview Drive, requested the Board make an exception to allow a golf cart to park in front of the beach to allow the elderly easy access as needed with appropriate permission to do so. The Board agreed and will seek identification of such golf carts to ensure they are allowed to park without violation.

Elizabeth Longworth, 1 South Lake Shore Drive, asked if CD's have matured to date and if they were rolled over. She requested a copy of the balance sheet. She requested annual water results be posted on line along with interim test results. Angelo responded that the water results were also discussed earlier during the Board meeting. Elizabeth asked why the clubhouse repairs are taking so long.

Burt Coleman, 37 Twilight Lane, suggested boats from out of the district need stickers, asked if the Town can enforce parking and asked what the status was of the vacant house near his home.

The next regular CSTD Board meeting is scheduled for Wednesday, August 21, 2024, 7:30pm in the Clubhouse.

**Executive Session-** At 9:30pm, **Angelo made a Motion to enter into Executive Session which was seconded by Robert. 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 10:20pm. Seconded by Doug. All in favor, motion carried, meeting adjourned.