

(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 - February 19, 2025 *Draft*

Location: Clubhouse

Call to Order at 7:30pm

Roll Call by Robert:

| <u>Roll Call by Robert:</u> | <u>Attendance</u> |
|------------------------------------|--------------------------|
| Angelo Aldana- President | Present- Remote |
| Joseph Rizkallah- Vice President | Present |
| Norman Edelson- Treasurer | Out |
| Jonathan Lepler- Director | Out |
| Timothy Cicchese- Director | Out |
| David Samuels- Director | Present |
| Douglas Jenks- Director | Present |
| Michael Walsh- Director | Present- Remote |
| Robert Yamuder- Secretary | Present |

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

Pledge of Allegiance lead by Joe Rizkallah.

Public Hearings- None.

Guests- None.

Approval of 12/18/24 Minutes- Doug made motion to approve with corrections. Joe seconded. All in favor, motion unanimously carried.

First Public Comment Period

Public Comment #1- Alan Owen, 28 Longview Drive, reported there is a Zoning meeting scheduled regarding Berkshire. Alan opined that painted lines on the street effectively cause traffic to slow down due to the narrowing effect the lines have and suggested the speed humps be painted more regularly.

Treasurer's Report- Mike reported for Norman Edelson, Treasurer

1) Mike read Norman's report into the record including the status of CD investments and the following CSTD bank account balances as of **12/31/24**:

| | |
|--|----------------|
| Total CSTD Tax Bank Balance | \$2,195,650.34 |
| Total CSW Water Department CD Bank Balance | \$ 210,886.49 |

2) Mike also read Norman's report into the record including the status of CD investments and the following CSTD bank account balances as of **01/31/25**:

| | |
|--|----------------|
| Total CSTD Tax Bank Balance | \$2,493,943.94 |
| Total CSW Water Department CD Bank Balance | \$ 204,019.45 |

Mike further reported that the draft Financial Report dated February 3, 2025 was received.

Management Report-

1. Action List- The Action List in the Board package was discussed, 5 vendors were contacted regarding roadway maintenance, The Club House garage door replacement was determined not to be an overhead door.
2. Permit Requests/Compliance Discussion/42 Mountainview Update- Angelo thanked Brandon and Travis for compiling and updating an open violations status list. Brandon reported the list includes repeat violations and offenders. The Board discussed the harshness of minor violations and agreed not to fine residents this month and to discuss future actions on the violations.

42 Mountainview Drive- Stacey Keaney, Residential Designer of Keaney & Co., LLC, attended tonight's meeting as an agent representing the owner and reported the owners wish to remediate outstanding violations, legal and tax issues to avoid the Town foreclosing on the property. Ms. Keaney reported the work on the house would include a new roof, a new second story, new siding, new windows, new stairs, the design will be code compliant including Zoning codes, proper permits including Department of Health including for any septic related work, proper insurance as required. She explained there would be no heavy equipment on site and the owners want to begin as soon as they are allowed to. Joe asked about the status of the tax issues and Stacey reported the owners are reportedly working with the tax department to remediate any outstanding tax issues. Dave indicated that this property continues to have many problems over the years and continue today and reminded Stacey that there are AirBNB rules in effect as Stacey reported the owners plan to use this property as a summer residence. Dave asked if the owners still owe CSTD fines and requested copies of outstanding fines and that fines be paid in full. Stacey added that the general contractor chosen to perform the work is "The Roof King" and is a licensed contractor. Dave made a **Motion** to obtain all outstanding fines before approving the permit request and pause any of the building work until all fines are paid and all proper paperwork is approved. Joe seconded the Motion which was unanimously approved.

69 South Lake Shore Drive- A permit was requested to construct a stone wall to replace an existing wood retaining on the street frontage side of the subject property. The new stone wall proposed will reportedly be built in the same location as the wood wall to be removed which is currently encroaching approximately 2 feet into the Right-of-Way according to the survey. Elizabeth Longworth remotely called into the meeting to report CSTD has previously approved similar encroaching retaining wall reconstruction throughout the District which she reports is a precedent to approve this application. Doug made a **Motion** to approve this application which was seconded by Dave. The Board voted unanimously to approve, the motion carried.

3. Resale Report- No discussion.

Committee Reports-

1. Beautification – No update.
2. Recreation – Future summer 2025 events were discussed that included a chili cook off, movies, band nights and picnics. Angelo reported budget proposals will be received in March or April with review and approvals scheduled for April 2025.
3. Safety/Security – No update.

4. Ordinance – Dave reported that the Ordinance Committee submitted several updates and revisions for review and approval, including:
 - a. Revised Parking Ordinance- Revisions include clarification regarding the towing ordinance and related warnings, golf cart language updates and fines moved to the fee schedule.
 - b. Revised Blight Ordinance- Revisions include better definition of blight conditions, no vehicles on grass language updates, and maximum limit of one garage structure in plain sight.
 - c. Revised Noise and Miscellaneous Ordinance- Revisions include updates to time changes.
 - d. New Town Compliance Ordinance- Revisions included updated language regarding no businesses allowed in residential property as defined by Town ordinances.

A **Motion** was made by Doug to accept and approve the revisions recommended by the Ordinance Committee which was seconded by Dave. The Board voted unanimously to approve, the Motion carried.
5. Landscaping Report – No update.
6. Harbor Master – Ron Shepard reported that ice formations on the lake are causing moorings to shift which can be remediated from existing funds budgeted.
7. Blight Panel – Dave reported 2 letters were sent to owners with no response to date, Dave will follow up with second letters to each resident which indicates fines apply. Dave further reported that Dave Chelemi is no longer on the Blight Panel and Matt Murphy has been added to the Blight Panel.

Administration:

New Business-

1. Road Maintenance – Angelo reported that estimates indicate roadway repaving with 2 inches of asphalt after roadway milling may cost approximately \$3 million to repave the entire District. Angelo suggested the Board consider paving approximately one-third of the streets in the worst condition in the near future and the remaining roads as needed in the next 3-5 years. It was further suggested the Board put aside \$100,000 per year for roadway maintenance. Bids should be sought out and locations should be defined for roads in need of work including catch basin replacement and curb replacement. Funds in reserve can be used to avoid bonding for these future road projects.
2. Remote Voting Discussion- Remote Voting was discussed including the differences between remote voting and absentee voting. Doug reported that remote voting is now a permanent option available which started originally during COVID. Doug will work with Travis on providing more details on this and details regarding virtual meetings.
3. Flag Pole Discussion- The flag pole at the island at the from entrance to CSTD was inadvertently knocked down by a vehicle. The driver of the vehicle agreed to pay for the damage and replacement of the flag pole. The flag pole will be replaced in the same location as the original one.

Angelo mentioned that there is an organization called “Club A” who can be contacted regarding advocacy on First Light issues and concerns for all Candlewood Lake residents. An informational email for contacting the Club A group can be emailed out. CSTD will remain neutral.

Old Business-

1. **Clubhouse Garage Update-** One proposal to replace the garage door was received, more proposals forthcoming.
2. **Water Treatment Project Update-**
 - a. **Fiscal and Assess Management Plan-** Angelo reported that Aquarion has been contacted and confirmed standard water rates would apply similar to that of Brookfield. On or about 1/27/25, Eversource announced that Aquarion is in the process of being acquired by the Regional Water Authority (RWA) and therefore no acquisitions will be considered until the sale is complete which is estimate to occur next year. Angelo stated that CSTD cannot wait until that time as the among other issues, the grant is set to expire in May of 2025. Angelo is trying to get earlier permission to accelerate the acquisition process. Option B would be to consider building a water treatment plant at an estimated cost of \$4.2 Million plus the cost of land acquisition. It is estimated to cost an additional \$217,000 to operate the plant including the cost to transport the bad water generated by the filtration process. Reserves may amount to \$376,000 per year. The treatment plant option may result in an increased water rate of 300%. Drilling 6 new well is expensive and requires water testing for 52 weeks. CSTD will continue to seek Aquarion proposal and may involve contacting elected officials. CSTD will continue to update residents as information becomes available and at future Board meetings. Dave and the Board thanked Angelo and agree the best strategy is to pursue a proposal from Aquarion at this time. Doug added that CSTD needs to engage with water professionals to manage the water supply.
 - b. **Grant: Financial Assistance Application-** Angelo reported that the Financial Assistance Application is due February 28, 2025 which he is completing for submission. Joe made a **Motion** to approve submission of the subject grant application which was seconded by Angelo. The Board voted unanimously to approve, the Motion carried.

Second Public Comment-

1. Alan Owen- Suggested the Board obtain specifications on water mains and asked who will be responsible to pay for the water mains such as the Town or Aquarion. Angelo responded that this situation would not apply and there will be no surcharges involved as reported. Alan also suggested school bus signs be installed at blind spots as an additional precaution to protect school children.
2. Elizabeth Longworth, 1 South Lake Shore Drive- Expressed concerns over the Mountainview property not being maintained now and in the future as promises made to remediate the property were not kept through the years and she agreed a timeline should be requested. Elizabeth complimented Adam Singer on the great job plowing roads. She asked to send out another reminder to residents about not placing snow back on the plowed streets. Elizabeth wished to thank Dave and the Ordinance Committee on the proposed revisions and updates and asked they be added to the website. She raised concerns on Ubers from other states in the District. Elizabeth commented on the nitrate levels being in reasonable ranges.
3. Alan Owen- Inquired about a new test well at the Beach and if that location was viable and approved to proceed. Angelo reported that although the well installation was approved as a viable location to drill a new well, the well would need to be installed and then tested and monitored for 52 weeks.

Executive Session- At 9:15PM, Dave made a **Motion** to enter into Executive Session to discuss legal matters which was seconded by Joe. The Motion was unanimously approved by the Board. At 9:25PM, a **Motion** was made by Doug to exit Executive Session which was seconded by Rob. The Board unanimously approved the Motion.

Adjournment- At 9:28PM, Dave made a **Motion** to adjourn the Regular Board meeting which was Seconded by Doug. All in favor, motion carried, meeting adjourned.