

(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 - March 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 |
| Joseph Rizkallah- Vice President | Present |
| Norman Edelson- Treasurer | Present |
| Jonathan Lepler- Director | Present |
| Timothy Cicchese- Director | Out |
| David Samuels- Director | Remote |
| Douglas Jenks- Director | Present |
| Michael Walsh- Director | Present |
| Robert Yamuder- Secretary | Present |

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

Pledge of Allegiance lead by Angelo.

Public Hearings- None.

Guests- Joy Ruppert, CPA, Principal and colleagues of Fioito Kornhaas and Company, PC presented the Audited Financial Statements for CSTD dated as of June 30, 2024. Angelo asked about the depreciation figure on page 12 which reported to be a normal expense. Angelo asked about the unrestricted reserve figure on page 13 which was reported not currently having a policy associated with it and it was discussed for the Board to consider a reserve policy in the future. Doug commented that the receivables presented are stable including 2 properties sold. David asked about the unrestricted and restricted net position and it was reported that the Board can approve these figures with approval of the budget.

Approval of 02/19/25 Minutes- Mike made motion to approve the Minutes which was Seconded by Norman. All voted in favor, motion unanimously carried.

First Public Comment Period

Public Comment #1- Deirdre Coury, 57 Skyline Drive read her letter into the record on several topics including not receiving a response from WPCA and asked Angelo to respond to her previous inquiries. Doug reported on-line voting is allowed. She asked that roadway improvement plans be shared. She asked that the Board consider not allowing snow to be piled on the street that may cause blockage of catch basins.

Public Comment #2- Elizabeth Longworth, 1 South Lake Shore Drive asked the Board to approve removal of her UBER reference in the previous minutes, asked if the minutes are being transcribed which Brandon confirmed they are, asked about CD investments, gave thanks for receiving the PFAS letter, suggested water filtration options, opined that PFAS is everywhere, and stated Aquarion water is not PFAS free.

Public Comment #3- Deirdre Coury, 57 Skyline Drive opined that revenue sources be looked into from unpaid liens.

Treasurer's Report- Norman Edelson, Treasurer

Norman reported on the status of CD investments and the following CSTD bank account balances as of **02/28/25**:

| | |
|--|----------------|
| Total CSTD Tax Bank Balance | \$2,437,661.03 |
| Total CSW Water Department CD Bank Balance | \$ 170,010.60 |

Management Report-

1. Action List- The Action List in the Board package was discussed.
2. Permit Requests/Compliance Discussion- Brandon updated the Board on the violation list he compiled.
3. Resale Report- No discussion.

Committee Reports-

1. Beautification – Work was reported to be on schedule.
2. Recreation – Jon thanked Angelo for a great winter News Letter. Jon reported on event updates including bands, chili cook off, water ballon fights with ice cream available, kids movie nights and farewell to summer event all to appear in the upcoming budget.
3. Safety/Security – No update.
4. Ordinance – Dave reported that the Ordinance Committee worked with Brandon to publish updated ordinances as previously approved by the Board.
5. Landscaping Report – Adam provided updates on property maintenance and shared dates for Spring leaf and brush pick up. The new flag pole is scheduled to be furnished and installed next week. Speed hump repainting will be done weather permitting when the weather reaches over 60 degrees. Mulching will proceed weather permitting. Adam responded to Deirdre Coury stating snow may be put on streets only during active plowing activities not after as plows are only active during falling snow. Pot holes will be filled weather permitting.
6. Harbor Master – Ron Shepard reported he requested moving a kayak rack and asked dam for a cost to move it. He is working with Brandon on mooring and kayak registration. Zebra mussels on the beach is becoming big problem. Jon asked for volunteers to help remove them. Norman reported it takes 5 days of freezing weather or 20 days of high temperatures to kill the zebra mussels which is also a cyclical cycle for them to die off.
7. Blight Panel – Dave reported they are metingMonday and had no further updates.

Administration:

New Business-

1. Road Maintenance – Jon reported bids were received from 2 of the 4 companies that were contacted and Jon provided a summary of prioritized locations. North Lake Shore Drive was not put on the priority list as water main work will need to be addressed first. Jon reported Intercounty's proposal was better overall in terms of quotes received although both quotes were deemed acceptable. Paving

operations can start this Spring weather permitting and new paving is expected to last 15-20 years. Asphalt will not be comprised of reused asphalt millings.

2. Remote Voting Discussion- Doug reported available software is web-based. Angelo added that codes for voting are secure with pre-registration required in advance along with proof of ID's for logging on on election day. Details will be discussed at the next Board meeting.

3. Beach Passes and Stickers Discussion- Mike and Brandon provided updates including \$50 replacement cost for lost passes. Stickers were discussed for boats and trailers which may include license plate numbers on possible hang tags and regulation of stickers and passes was also discussed. Boat launch keys were discussed and the lock was reportedly last changed in 2009. It was further reported that 262 residents have keys with 30 keys still available. It may cost \$4,600 to replace all key and lock. Mike made a **Motion** to provide 2 hangtags per residence and stickers are to be required for all trailers. New regulatory signage will be installed as well. Jon Seconded the Motion which passed unanimously.

4. Budget Discussion- Angelo reported the Board will review and approve the next budget at the next Board meeting.

Old Business-

1. Clubhouse Garage Update- One proposal to replace the garage door was received, more proposals forthcoming. Proposal discussion was tabled.

2. Water Treatment Project Update- Fiscal and Assess Management Plan/Grant on Financial Assistance Application- Angelo made a Powerpoint presentation updating the status of the water project. He discussed the Engineers report and the Fiscal Plan, and the water bill amounts that would result from three different basic options: building a treatment plant, drilling new wells and switching to Aquarion. However, since Aquarion did not make a proposal due to delays in developing new water sources and the uncertainty that Candlewood Shores was serious about switching, that option is not available at this time. Angelo filed for an extension for the State Grant to build the plant, as well as a new grant application for drilling wells. After discussion the directors determined the best course of action was to drill a test well by the beach to see if water free of PFAS and low if nitrates can be found, keep the treatment plant option open and continue to monitor Aquarion's situation for the next 12-18 months. A **Motion** was made by Angelo to drill a test well near the beach and at an existing well location. Jon Seconded the Motion which was unanimously approved. A **Motion** was made by Angelo to request a time extension for the treatment plant grant which was Seconded by Joe and Board moved unanimously in favor of the Motion.

Second Public Comment-

1. Alan Owen, 28 Longview Drive- Asked who will be responsible to pay for the water mains such as the Town or Aquarion. Angelo responded that Aquarion would not charge for any connection and will reconfirm with Aquarion again.

2. Ryan Marquee and Jim Marquee- Commented that zebra mussels are everywhere. Commented that his residence at Hawthorne Cove is on well water and reportedly does not have water contamination issues like the ones being experienced in CSTD's water system. Commented as to if the entire aquifer is contaminated or just localized due to water leakage into wells. Suggested the Board look into the plume maps of the aquifer. Jim stated he initiated the Club A as their first president.

3. Dick Johnson, 130 North Lake Shore Drive suggested the Board look into aquifer details.

4. Mark Welte, 58 South Lake Shore Drive- Commented on Nitrates from grass fertilizer and request CSTD do not fertilize common areas. CSTD reported fertilizer is not used in common areas.
5. Alan Owen, 28 Longview Drive- Commented that the existing newest wells were drilled 30 years ago.
6. Elizabeth Longworth, 1 South Lake Shore Drive- Requested the Board simplify the water presentation and use existing research. Comments that well casing continue to be inspected and bleach was used in the past at the well sites causing corrosion. Requested CSTD ban fertilizer and require regular house septic inspections. Commented that homeowners having individual house water filters in Connecticut can't be forced to maintain them.

Executive Session- At 10:14PM, Angelo made a **Motion** to enter into Executive Session to discuss legal matters which was seconded by Norman. The Motion was unanimously approved by the Board. A **Motion** was made by Jon to exit Executive Session which was seconded by Rob. The Board unanimously approved the Motion.

Adjournment- At 10:22PM, Jon made a **Motion** to adjourn the Regular Board meeting which was Seconded by Rob. All in favor, motion carried, meeting adjourned.