

(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 - May 21, 2025 *Draft*

Location: Clubhouse

Call to Order at 7:30pm

| <u>Roll Call by Robert:</u> | <u>Attendance</u> |
|------------------------------------|--------------------------|
| Angelo Aldana- President | Present |
| Joseph Rizkallah- Vice President | Present |
| Norman Edelson- Treasurer | <i>Remote</i> |
| Jonathan Lepler- Director | Present |
| Timothy Cicchese- Director | Present |
| David Samuels- Director | Present |
| Douglas Jenks- Director | Present |
| Michael Walsh- Director | <i>Remote</i> |
| 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- None.

Approval of 04/16/25 Minutes- Tim made a **Motion** to approve the Minutes which was Seconded by Dave. All voted in favor, Motion unanimously carried.

First Public Comment Period- Alan Owen, 28 Longview Drive- Commented on short term rentals which he opined should follow the Town’s rules. He further commented on the stickers, not hang tags, that could be used by renters.

Treasurer’s Report- Norman Edelson, Treasurer

Norman reported on the status of the following CSTD bank account balances as of **04/30/25**:

| | |
|--|----------------|
| Total CSTD Tax Bank Balance | \$2,478,351.05 |
| Total CSW Water Department CD Bank Balance | \$ 232,317.70 |

Management Report-

1. **Action List-** The Action List in the Board package was discussed including updates playground inspection proposals, open violations and liens, and budgets being sent to the CSTD community.

Angelo took an opportunity to respond to the public comment regarding short term rentals reporting that short terms rentals should follow the Town’s rules, permits are available the website, interested parties should contact the Town first then notify Brandon about rentals. Jon stated CSTD should enforce by including drivers license plate numbers on beach passes.

2. Permit Requests/Compliance Discussion-

- A) 3 Mountainview Drive- Reported that 3 Mountainview Drive requested a temporary dumpster between 3 and 7 Mountainview Drive to be placed partly and safely in the CSTD Right-of-Way due to limited space restraints.
- B) 42 Mountainview Drive- The owner Ms. Mileford Dennis appeared at the CSTD meeting to request the Board waive \$6,100 in fines and waive tax penalties accrued to date. Angelo reported that tax penalties cannot be waived. Ms. Dennis and her designer of record Stacy Keating reported again that her house sustained damage from previous storms and delays in repairs included COVID issues and extended delays due to Town permitting issues and lack of commitments with building contractors. Ms. Dennis reported that she owes \$180,000 on the existing mortgage plus \$90,000 in escrow totaling \$270,000. She further reported that back taxes have been paid to date. Angelo and the Board agreed to a conditional waiver of the \$6,100 in fines provided that the work on repairs starts and she return to the Board in 3 months for the August 2025 CSTD Board meeting to update the Board on the work status at which time the board can consider the fine waiver request. Ms. Dennis further reported that she is awaiting estimates from 3 contractors, the cost of repairs is estimated to cost \$100,000 to \$200,000. There is still a lien on the house and Dave stated the neighbors are frustrated that no work has been done in years and a building permit still has not been secured to date. Repair and remodeling work is expected to include keeping the foundation and first floor and to build a second floor. Construction is reportedly expected to take 6 months after obtaining a qualified contractor. Angelo stated that fines will continue to accrue until a contractor is signed on to do the repair work a building permit is properly secured. Stacy Keating reported they are interviewing contractors within the next 4 weeks to start work within 3 months. Stacy Keating further reported that although she is not a licensed architect, the State of Connecticut allows professional residential designers like herself to design residential properties.
- C) 41 North Lake Shore Drive- The owner Mr. Matt Rupps requested the CSTD Board consider his request for a waiver of the \$30 fines issued to him as his garbage pails were left out by the curb for several days. Mr. Rupps explained that he received letters of violation while he was away on vacation. Aneglo and the Board agreed to waive the fine in this one instance only and the owner agreed to keep the garbage pails properly stowed.
- D) 25 Longview Drive- The owner Mr. Fred Serra reported that the new retaining wall was built in April 2025 and the existing wall was closer to the roadway. The new retaining wall was built 1 foot too close to the CSTD Right-of-Way. Mr. Rupp reported that the new wall was “in-line” with his neighbors wall and previously spoke to the Town about getting permit to build the wall and no permit fee was collected. Angelo made a **Motion** which was seconded by Doug to allow the new retaining wall to remain and does not represent creation of a precedent and is not considered to be “grandfathered” if the wall was to be rebuilt in the future and the 25 foot rule remains in effect as a measurement from the either side of the centerline of the roadway’s Right-of-Way. The Board voted unanimously to allow the newly built retaining wall to remain.

3. Resale Report- No discussion.

4. Delinquency Report Discussion- Aged Receivable lists were previously provided by SPM for both CSTD and Water accounts. The Board previously agreed to send statements to those properties owing in excess of \$100 with outstanding balances over 90 days past due.

Committee Reports-

1. Beautification – Elizabeth Longworth-Cohen called in remotely to comment on the flag pole being reinstalled and flowers are planted around it in island on which it stands.
2. Recreation – Jon reported on event updates including a food drive, bands, chili cook off, water balloon fights with ice cream available, kids movie nights, regular movie nights, bike parade on July 4th, summer picnic and farewell to summer event. Food trucks are booked to attend and are insured for residents to purchase food, no alcohol being sold.
3. Safety/Security – Jon reported speed signs are being moved to various locations as needed. Jon reminded residents to say something if you see something that the feel is not right. Angelo asked about additional security during graduation season at the beach. Security cameras at the entrance to CSTD were discussed in light of the package being stolen on South Lake Shore Drive. Alan reported that he only received 1 bid for \$20,000 and will seek more bid responses. Cameras may deter future crimes and may help the police investigate crimes. Angelo suggested the Board meet with Town police again.
4. Ordinance – Dave reported that the committee took steps regarding the Air BNB issues as far as they can with the Town and asked residents to say something if they see something in terms of illegal Air BNB's.
5. Landscaping Report – Adam reported the beach will be opened this weekend.
6. Harbor Master – Ron Shepard reported kayak selections have been made and reminded residents to see Brandon for stickers. Moorings have been upgraded. Temporary boat trailers are to be moved from the parking lot and contact was made with the owners.
7. Blight Panel – No update.

Administration:

New Business-

1. Road Maintenance – Angelo, Tim and Jon met with the paving contractor, paving scheduled to start on South Lake Shore and Berkshire in late July-August and each street will take approximately 3 days, during which no cars can be parked in the street. All storm basins will be replaced, and up to 3' aprons will be done on each driveway that requires a 1" lip. Cutout parking spaces on the Right-of-Way, which are the responsibility of property owners to maintain, will also be paved.

Angelo responded to a question he received from a resident regarding approval of the paving contracts stating that all funds will come from Capital Reserves for Road Expense.

2. Cable Agreement Discussion- Angelo reported that a cable agreement would have to be negotiated to include a payment schedule and CSTD would be under no obligation to research the agreement terms as any future agreement would be further reviewed with legal advice. Angelo made a **Motion** to approve the start of negotiations of a cable agreement under no future obligation and was seconded by Tim. The Board voted unanimously in favor of the Motion.
3. Budget Discussion- The annual Budget Meeting was held on Tuesday, May 6, 2025, 7:00PM

The Annual Meeting is scheduled for Saturday, May 24, 2025 at 10:00AM at the Firehouse.

Old Business-

1. **Clubhouse Garage Update-** Clubhouse work will be scheduled in the near future.
2. **Water Treatment Project Update-** Sites for the new wells were re-staked by engineer, the contract went out to the driller. We are waiting to be put on drilling schedule. Discussion followed that steps should be taken to mark the spots in case stakes are removed again.

Angelo and Tim had a call with the State DPH to provide an update on our situation and our options. DPH will not formally tell us what to do, but their view was best long term solution would be to go with Aquarion.

There has been no contact with Aquarion since March; Angelo considering meeting with government officials to discuss the situation and options.

Second Public Comment-

1. Elizabeth Longworth-Cohen, 1 South Lake Shore Drive, called in remotely to inquire about reserves in the budget. Angelo responded that reserves can be placed in the CSTD and Water budget as needed.

Elizabeth also inquired about who enforces/inspects work without permits. Brandon responded that they drive around the Village at least 1-2 times a week or as notified by residents to do so. Any non-permitted work is stopped on the spot and the Town is contacted about status of permits as required.

Elizabeth also inquired about rental properties and reported visitor passes were distributed in the past.

Elizabeth also inquired about having all residents install individual reverse osmosis water filters in their homes. Angelo responded that this issue was discussed at previous CSTD Board meetings and the issue for not moving forward with that option was that reverse osmosis systems installed could not be regulated for installation and maintenance on an individual property basis.

Elizabeth also inquired about as to why the Board was looking into different towing companies. Angelo responded that other towing companies could offer better rates and may be closer in proximity.

Executive Session- At 9:12PM, Angelo made a **Motion** to enter into Executive Session to discuss legal matters which was Seconded by Jon. The Motion was unanimously approved by the Board. At 9:27PM, a **Motion** was made by Jon to exit Executive Session which was seconded by Angelo. The Board unanimously approved the Motion.

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