

Candlewood Shores Tax District – Board Meeting June 18, 2025

Call to Order

The meeting was called to order at 7:30pm. Fourteen people were online and twelve people were in person.

Roll Call by Angelo Aldana:

Angelo Aldana- President	Present
Joseph Rizkallah- Vice President	Present
Norman Edelson- Treasurer	Remote
Jonathan Lepler- Director	Present at 7:49pm
Timothy Cicchese- Director	Present
David Samuels- Director	Present
Douglas Jenks- Director	Present

Pledge of allegiance by Angelo

Public Hearings

No hearings were scheduled.

Guests

None

Approval of Minutes

David had a modification for Air BNB to be changed to Airbnb under ordinance report in the May minutes. Doug made a motion to accept based on the requested change. David seconded. All in favor.

First Public Comment Period

- 1) Alan Owen - 28 Longview Drive – Discussed concern of having to bring vehicle registrations to the office. He also had a concern with a renter parking in front of his house. Additional comment regarding the definition of beach guests.
- 2) There was a concern about the security guard asking for age of children that Travis Hyatt brought up.
- 3) John Meyerle - 21 Twilight Lane – Concern regarding parking on the roadway across from his driveway. They also had a question about when you can get a mooring. The harbormaster was not in attendance but Brandon will get back to the owner.

Treasurer's Report

Total Bank:

Tax - \$2,473,007.00

Water - \$225,100.05

Management Report

Travis Hyatt provided his report of the action list. Brandon included that all of the people on the compliance list were sent letters.

Committee Reports

1. Beautification – No report but there was an irrigation issue at the front entrance.
2. Recreation – Movie night is this Saturday.
3. Safety/Security – The Board discussed the potential for a speed camera survey. Cameras are still being looked into for license plates.
4. Landscape – Adam provided the following report. 70 tons of beach sand was spread last month; Emptying Garbage and beach clean up is now 7 days a week; speed bumps painted when weather and time allows; Mowing and trimming all common areas takes 3 of the 5 work days; 90% done with street sweeping; Once the soil dries from the well drilling we will level and seed.
5. Harbormaster – No report.
6. Blight – They are working with Brandon and Travis on the open compliance list items.

Administration:

New Business

1. Cable Agreement- agreement was signed
2. Office Hours – Discussion took place that there are Saturday hours, on the third Saturday of every month. If necessary, with advance notice, Angelo and/or Travis may be able to open should Brandon not be able to be there. Brandon stated that he has and is willing to continue to meet with owners during off hours. If anyone would like to schedule an appointment, they are more than welcome to contact Brandon. Travis also stated that he is onsite weekly and Brandon is going through the community once or twice a week for compliance issues. A compliance log is kept and provided to the Board at their monthly meetings. Angelo, Brandon, and Travis also have standing weekly staff meetings to go through the compliance log and community issues.
3. Angelo discussed having a Newcomers Club to introduce new residents to Candlewood Shores and to other residents.

Old Business

1. Clubhouse Update –The work was completed and the Town has been contacted.

2. Road Maintenance – Tim reported two roads scheduled to be repaved July and August, SLS and Berkshire. It will take about 3 days for each street, and no parking on streets for those days. Also, garbage companies may have to reschedule pickups on those streets as no big trucks can drive on street for 2 days after paving. To improve drainage and mitigate potential flooding, a uniform 1” lip on driveways and parking spots may be built where necessary. To do that some driveways may have their aprons replaced, and parking spots that don’t have a 1”lip may be repaved about 2-3’ in from street. Homeowners will be offered the opportunity to have their entire parking spot repaved and pay for only the portion that exceeds the 3’, at the same bulk price per sq ft that CSTD is paying. Homeowners should note that under our ordinance, parking spots are the homeowners’ responsibility to maintain, and if the spots are in disrepair, CSTD may repave and charge the owner, or require owners to repave in the future. As for driveways, discussing with the paver whether he could also repave driveways; we will inform homeowners in the next few weeks if that is an option. Angelo discussed NLS and the feasibility of replacing water mains on NLS.

3. Water Treatment –As discussed last meeting, test well was drilled on July 16. Tried drilling in May, but engineer had to restake the well location, and June 16 was the first available date for driller. Beach is not affected, it is fully accessible, and drilling area will be repaired as soon as possible.

Drillers drilled 300’ and found no water, then went to almost 500’ – deeper than any well we now have, but they were not able to tap into any meaningful water source.

Consequently, new wells are not an option. That leaves only one option at this time – building a treatment plant. As demonstrated in March presentation, this would result in significantly higher water bills. Discussion followed as to next steps. In March the Bd decided the terms Aquarion discussed in 2024 would have been the best option, if available, and that we would continue monitoring Aquarion. Angelo proposed contacting Aquarion again to see where they stand on water supply issues.

Before contacting Aquarion again, Bd should reconfirm the Bd’s position. One reason Aquarion gave for not making a proposal, in addition to needing water supplies, was that several years ago the prior Bd rejected them, and they do not want to go through same process unless the Bd was, in principle, in favor. Angelo asked directors to confirm they would, subject to mutual agreement on terms, approve an Aquarion proposal similar to the one discussed in 2024, and all directors agreed and confirmed.

4. Insurance Renewal – Quote was for approx. 1800 more than last year. Jon said given insurance increases at other organizations, that was very reasonable. Jon made a motion to approve the insurance quote. Doug seconded. All in favor.

5. Security Guard Concern – There was a concern about the security guard asking for children's ages for the beach and golf cart usage. For safety, insurance and liability reasons, CSTD Policy for at least past 10 yrs has been that minors under 16 without an adult cannot enter beach area and the security guard will enforce. The Board will look into the possibility of having a waiver signed by parents for children between 13 and 16.

Second Public Comment Period

- 1) Ron Yaken 164 North Lake Shore Drive – He was wondering if there was a rule about not fishing in the swim area. He sees someone after hours. Directors discussed possible No Fishing sign.
- 2) Tiffany Chambers - 57 Candlewood Shores Road – Had a comment about the age of children going to the beach. They were receptive for a document to be signed to allow younger children to go to the beach. They also mentioned a law passed in 2023 that may be relevant.
- 3) Linda Queiroz – 26 Clearview Drive Was wondering if the May minutes would be sent.
- 4) Sheryl Wengel – 34 South Lake Shore Drive – thanked the Board for their continued work. Sheryl discussed setting up a procedure to have people introduce themselves. They had a question about the three feet asphalt discussion.
- 5) John Meyerle – 21 Twilight Lane – Owner followed up on previous comment. He asked for a sign to be installed stating no parking in the area.
- 6) Alan Owen – 28 Longview Drive – Owner made a comment to not have any commercial vehicle parking on Twilight. Vendor can drop their equipment and move their trucks to the ball field. He also had a concern about the house across the street which is too high for a residential home.

Executive Session

Angelo made a motion to enter into Executive Session at 8:50pm. Tim seconded. All in favor.

Executive Session Exit – David made a motion to come out of Executive Session at 9:08pm. Jon seconded. All in favor.

Adjournment

Jon made a motion to adjourn the meeting at 9:08pm. David seconded. All in favor.