

## **Draft - Candlewood Shores Tax District – Board Meeting July 16, 2025**

### **Call to order**

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

### **Roll Call by Angelo Aldana**

Angelo Aldana – President – Present  
Joseph Rizakallah – Vice President – Present (Online)  
Norman Edelson – Treasurer – Present  
Anne Cicchese – Secretary – Present  
Jonathan Lepler – Director – Present  
Timothy Cicchese – Director – Present  
Michael Walsh – Director – Present  
David Samuels – Director – Absent  
Douglas Jenks - Director – Absent

### **Pledge of allegiance lead by Angelo**

### **Public Hearings**

- 3 Skyline (Parking) – Cancelled
- 3 Bayview (Parking) – Jacqueline Block, the owner, was present, but John Bevilacqua spoke on her behalf. A violation parking letter was sent with a \$50.00 fine for car parked on the grass for several days, which is a violation of Candlewood Shores Ordinance. Several warning letters had been sent in the past. John admitted the car was parked on grass and he was aware of the Ordinance. John requested the fine be waived anyway because he did not get a warning. He also stated the vehicle was not parked on Candlewood Shores Property. John confirmed 3 Bayview pays CSTD taxes, but said he would provide a survey to show this. The fine stands as is, subject to review of survey. After the Hearing was over, John left, came back, and delivered a copy of an online GSI Map, not a survey, for the property.
- 23 Twilight (Blight) – Sarah Williams owner was present and agreed the property needs to be cleared, but feels the board/community shares some of the responsibility since, according to her, over ten years ago after a storm CSTD cut down four trees in the front of her property, but the stumps were not removed. She now would like the board/community pay to remove the stumps, before she will take care of the remaining blight. Jonathan and Angelo responded there are no records showing what was done or why over 10 yrs ago, and asked why she waited over 10 yrs to raise this issue now. They also reminded her that trees on the right of way are the responsibility of the owner to maintain. Angelo said he sympathized with her situation, but by asking CSTD to clear the stumps, in essence she is requesting her neighbors pay for what is her responsibility as a homeowner, since CSTD funds are her neighbors' tax dollars. Tim Cicchese and other directors asked her to start removing the blight so Board members are able to view the property, and then Board will decide if board/community should pay to remove the stumps.

- 30 Mountainview (Blight) – Sarah Williams owner- this empty lot backs up to her house on 23 Twilight. She claimed that people in the community are dumping garden rubbish on her property and she would like the board to monitor and fine those who are doing this. Angelo said it is violation to dump on the lot, and anyone caught doing so will be fined, and an email will be sent out. However, Sarah is still responsible to clear the blight. Sarah agreed to clean up the blight on her property.

### **Guests**

None

### **Approval of Minutes**

Timothy made motion to approve minutes and Norm seconded. All in favor.

### **First Public Comment Period**

1. Allen Owen - 28 Longview Drive – Is working on getting quotes for security cameras for the community; he received a quote from one company and is still waiting to receive another.
2. John Knauer - 7 Skyline Drive – Asked why Board prohibited fishing in beach swimming area last month, because he fishes there in early morning and sees no safety issue. Directors responded it is safety concern, and no fishing sign will be posted on the beach. John asked about fishing in off season. Board to discuss allowing fishing during off season times.
3. Sheryl Wengel - 34 South Lake Shore Drive – Commented we should have ordinance for no fishing in swimming area because of the safety concern of those who swim but also would like to know if maintenance can clean up the beach area more in the beginning of season to remove fishing hooks, lines and other debris.

### **Treasurer's Report**

Total Bank:

Tax - \$2,502,586.29

Water - \$163,321.56

### **Management Report**

#### 1. Action List

#### 2. Permit Requests/Compliance Discussion –

a. Ann & Ryan Lansing - 42 Berkshire Drive – Driveway permit. Received all necessary permits from Brookfield. Jon commented the contractor will have to drill into hard rock and his concern is this could damage our watermain, cause erosion as well as could be a safety concern to passersby. Jon also stated we do not want the contractor working before 8:00am on weekdays and we do not want work to be done on weekends. Ryan commented that he will have the contractor take all precautions to address Jon's issues. Angelo proposed approval of the driveway permit, with additional requirements that contractor comply with the above additional instructions. Jon will write the instructions and add to permit, including that Brandon or Bd member will review the contractors job to ensure compliance. Angelo made motion; Tim seconded, all in favor subject to compliance with stipulations.

b. Donna Romano - 75 South Lake Shore – Requests a flat culvert drain to be installed in front of their property in lieu of what is currently there.

Additionally, they request approval to pave the area directly behind the culvert to extend their parking spot about 5ft. Jon's concern is that this is on a slope and if there is not a retaining wall dirt and rock will run down and will fill our catch basin as well as damage our roads. Jon suggested they do a driveway permit so that we are aware of what the work to be done will be. Donna agreed that they do not want to damage the road or cause issues to our catch basins and will submit a driveway permit so that they their contractor can work with the contractor we have that is doing the paving work to be sure everything is done correctly.

3. Resale Report – Nothing to report.

4. Delinquency Report – Nothing to report.

### **Committee Reports**

1. Beautification – Nothing to report.
2. Recreation – This Saturday July 19<sup>th</sup> is the Annual Summer Picnic. Last week July 12<sup>th</sup> was band night, and it went well. There is a great request to have them again this summer and next year.
3. Safety/Security –
  - a. Allen Owen is working on getting pricing for security cameras and license plate readers.
  - b. The solicitation issue was addressed there was an email that went out to all the community stating that we have the right to let solicitors know they are not allowed to go door to door.
  - c. A community member would like to investigate lifeguards for next year and will work with safety committee.
4. Discussion about changing the age for being allowed to enter beach without an adult to be changed to thirteen from sixteen. Angelo checked with insurance we do have coverage since there are signs posted to swim at your own risk. General consensus was that 13 years old would be permitted, provided – a waiver signed by both parents and the child that waives all liability against CSTD, and states, among other things, they are aware there is no lifeguard, the child can be unattended, is a proficient swimmer and will obey conduct ordinance. A Photo ID of the child will be added to a list so that the security guard can allow them to enter. Angelo made the motion to allow minors 13 yrs and older to enter the beach area unattended, provided both parents and child sign a waiver as discussed. Jon seconded. All in favor. Angelo will work on a waiver that will be approved by the board.
5. Ordinance - Nothing to report.
6. Landscaping Report – Angelo stated that there needs to be more wood chips in the playground. Adam will do this before the picnic Saturday.
7. Harbormaster – There is a cement block close to the boat dock towards the end and asked Adam to pick move it underneath the dock. There was a mooring in front of resident's house, and he moved it to the middle so that it is no longer in front of anyone's house. He also agreed that there should be no fishing allowed in the swimming area at any time.
8. Blight Panel – Presentations next month.

### **Administration**

### **New Business**

1. Twilight Sign Discussion – construction and neighbors have been made aware of the parking situation and the issue has been resolved for the time.
2. Bulk Refuse Proposal - offer pick up garbage and recycling for \$16 month but they want board to manage.

### **Old Business**

1. Cable Agreement Discussion – Agreement signed.
2. Road Maintenance – Will start on start in the beginning of August. Pavers will pave up to 3ft aprons in driveways and parking areas where necessary to create 1” lip for drainage control, remaining part of parking area charged to owners at CSTD cost of \$2.75/sqft. All cars must be off the streets during milling and paving. Owners that do not have off street parking should call office to make accommodations.
3. Playground Inspection – additional wood chips added.
4. Water Treatment Project Update – Nitrates went up but are still under the limit, met with the Department of Health and provided an update on Well drilling and our plan to speak again with Aquarion. Also, reached out to state senator for assistance.

### **New Business**

5. Sand Island – Candlewood Isle and Arrowhead are putting together group to address issue of late night loud music on Sand Island, asked CSTD to join. Will have Brandon send out an email to the community to see if anyone is interested in joining.
6. Hazard buoys will be put up by the lake authority from pine island to the shores. This will help slow down boaters.

### **Second Public Comment**

1. John Knauer asked if we were aware of the water line issue on North Lake Shore before we start paving. Angelo responded that we are aware. Also question why we do not have lifeguards at the beach. Allen Owen spoke and explained company CSTD used could not provide lifeguards for lake open water.
2. David Went – 34 Longview Drive. Asked what total cost was for Well Drilling and if we are moving forward. Angelo did not have exact amount, but responded it was approx. \$11,000 and we stopped moving forward since there was no water found.

Angelo made the motion to adjourn the meeting and go into executive session at 9:25pm. Tim seconded. All in favor.

Jon made a motion to come out of executive session at 9:35pm Norman seconded. All in favor.

Discussion regarding retention of Artel Engineers for approx. \$4,000 to redraw beach area remediation plan and submit to First Light for approval. Angelo made motion to approve, Tim seconded. All in favor. Motion made to end meeting, all in favor.