

Minutes – Candlewood Shores Tax District Board Meeting September 17, 2025 at 7:30PM.

Call to Order – David (online), Michael (online), Angelo, Tim, Doug, Norman, Jon, Joseph.

Approval of Minutes – Jon made a motion to approve the minutes. Norman seconded. All in favor.

Public Comment –

John Knauer Jr. 7 Skyline Drive – commented about fishing at the beach and wondering why the previous rule for fishing at the beach was removed in 2012.

Treasurer's Report –

Tax - \$2,540,550.44

Water - \$180,094.31

Management Report -

Travis Hyatt presented the management report. Things that were discussed was the nominating committee charter, community wide refuse service, and roadway line painting.

Committee Reports -

Beautification – Nothing to Report.

Recreation Committee – Requested volunteers for future events. Angelo mentioned two emails were received from residents near the beach regarding there being too many events and being loud. He went to one band night and did not notice any problem. He opened discussion about the disturbances and any potential actions to curtail them. Jon has not heard anyone complain. Tim also has not heard any complaints. Joseph said having bands play later than 10pm may not be reasonable and should be discussed. David went to most band nights and turnout was good with great atmosphere. He does not believe only four nights in the summer should be an issue. Pros and cons from entire community perspective, not just one or two residents should be considered. Bands are over by 9pm and he thanked the recreation committee for their hard work and putting a wonderful program for the community. Doug stated this is first feedback of this kind and suggests surveying the community. Michael, who lives next to beach, echoed the same comments as David, and said the music and atmosphere was not disturbing, in fact he enjoyed. Norman sympathizes with owners who live near beach, but they have whole rest of the year to enjoy, a few nights a summer was not a big imposition when it benefits the community. Angelo said band nights and other events were all very well received by the community, and are a big part of what makes the Shores what it is. However, even though it is only two

residents, we still have to be considerate of their concerns, and we should balance their rights with benefits to community– for example, lowering music, surveying what kind of music should be played and making sure music ends at 9. Perhaps a survey would be beneficial.

Safety/Security – Angelo stated that Alan Owen was able to obtain camera proposals. He had some questions and asked for a volunteer from the Board (Joseph) to look into the project further. He would like Joseph to speak with vendors for clarity on what is being proposed and costs. Angelo also suggested contacting police for their thoughts on these systems. Alan is recusing himself as there is a conflict of interest at this time.

Ordinance – David stated that there was a meeting on the 11th. There was good discussion on beach rules. They are working on comments received and will provide the updated ordinances to the Board in the near future. Angelo stated that Chris Rink has done a great job putting everything together.

Landscaping Report –

In addition to regular maintenance, will begin to paint new speed bumps and any old that need it.

Harbormaster – Nothing to report. November 15th to remove boats from the water.

Blight Panel – David stated that they are working on the existing issues in the community.

New Business –

Clubhouse Discussion – There was a recent clubhouse rental violation as the clubhouse was left dirty and the party went to 2AM. The violator is the same person that had been banned for one year for similar violations. The Bd discussed and decided that deposit should be forfeited and given the repeated violation, the person will be banned for five years. Angelo also suggested that if a nonowner-tenant was renting the clubhouse, the owner should co-sign and agree to be liable for any damages/violations. Norman suggested music to be stopped at 9PM as a possible solution. Tim made a motion to keep the deposit and 5 year ban, Norman seconded. All in favor.

Angelo made a motion to change rental application to add owner to co-sign if renter wants to use clubhouse. It is also to state that music is to be turned off at 9PM while they can stay until 11. Norman seconded. All in favor.

Old Business –

Cable Agreement Discussion – Angelo would like to discuss what the District’s responsibilities are for marketing. Also, the District is trying to get a reduction in fees for those that have Frontier.

Bulk Refuse Proposal – Angelo is going to create a survey to gauge the community’s interests.

Road Maintenance – South Lake Shore and Berkshire were completed. Angelo thanked Tim and Jon for their hard work. A lot of good feedback for the work that was done. Revised line painting quotes are being worked on. Angelo asked whether lines are necessary as they give impression of public, more urban, busier streets. Jon said engineers in the past said lines tended to slow drivers. Angelo mentioned that the Board reviewed all bids, and selected the most reasonable and tried to keep costs down by selecting scope of work that was in middle. Not all invoices have been received but the Board expects total for both streets, including all extras, such as replacing over 40 storm basins, repairing road, and curbs, etc. should be approx. \$400,000. Tim stated that any work done for unit owners (parallel parking), are being billed back to owners for their portion. Next month the Board will discuss what roads will be done next year and to get on the pavers schedule during the winter.

Playground Inspection – The key issue was the playground refresh and it was already done.

Water Treatment Project Update – Angelo mentioned that the rep the District has been working with at Aquarion is no longer with them. Follow up with new staff will be undertaken to find out status. Nitrates are creeping up but are still below the limit. The District will be looking to test for PFAS again.

Second Public Comment –

Alan Owen 28 Longview Drive – comment about band nights, and how many attendees are not residents but followers/friends of band. Angelo said limiting number of band guests should be discussed next year.

John Knauer Jr. 7 Skyline Drive – comment about how he likes band nights and he can hear and enjoy music from his home.

Sheryl Wengel – 34 South Lake Shore Drive – She provided good feedback for the asphalt project and the people who worked on it. She also commented about band events and commended the recreation committee. They agreed with the changes to the rental clubhouse changes.

Elizabeth Longworth - 1 South Lake Shore Drive – commented about band events and thanked Rec Committee for doing a great job. She would like to go back to quality vs

quantity, less band nights, better music. There are 12 weekends in summer, and between band nights, movie nights etc. there seem to be events every weekend. She said people from other towns come to band nights. In regard to clubhouse rental, she is thankful for 5 year ban. She also said double yellow lines will make people go faster according to the police department. She thanked Jon and Tim for their work on roads, and would like to keep the District apprised of the costs.

Felipe Bubolz – 39 Clearview Drive – Requested speed bumps be installed on Clearview Drive.

Executive Session Enter – Jon makes a motion to go into Executive session at 8:37PM. Joseph seconded. All in favor.

Executive Session Exit – Jon made a motion to exit Executive session at 9:05PM. Norman seconded. All in favor.

Adjournment - Jon made a motion to adjourn to adjourn the meeting at 9:05PM. Norman seconded. All in favor.