

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes – November 19, 2025

Call to order

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

Roll Call by Anne Cicchese

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

Pledge of allegiance lead by Angelo

Hearings: None

Guests: None

Approval Minutes: Norman made a motion to approve the minutes, and Joseph seconded. All in favor.

First Public Comment Period:

(Note: In accordance with online Board procedures, Board Meetings are not Public Hearing, and Public Comment period is not for Q&A. Bd members may however choose to respond to certain questions or comments. After the Public Comment Period ended, Angelo responded to residents but for ease of reference the responses follow each comment below)

1. Jen Yamuder – 160 North Lake Shore Drive – Would like Candlewood Shores District to pay to reseal her entire driveway because front of driveway was patched due to a watermain breaking in the front of her home. Angelo said he appreciated her concern, but at her request the Bd held a hearing several months ago to review her request and had denied it. The reason it was denied was that District policy is to use resident taxpayer funds to repair and restore the area which is dug up, which the District did, and not to reseal the entire driveway. If she believes there is additional information the Bd did not consider, she can request another hearing in accordance with online procedures.
2. Elizabeth Longworth – 1 South Lake Shore – Sent pictures to the board about blight violations in the neighborhood. Would like to know if we are enforcing the

ordinance or if Scalzo is. Angelo responded that her email was sent 60 min before the meeting and so no one had a chance to review, but the Bd will review her email. Brandon and the Blight Panel are already working on several situations and if there are some that are not on the list we will take them into further review.

3. Gayle Johnson – 130 North Lake Shore Drive – Would like to address the acoustics of the meeting room, as it would help everyone hear more clearly what is going on. Once a month Silver Spoons meets and people leave early because of difficulty in acoustics. Also metal chairs are too cold in winter for meetings, and she asked if chairs with cushions could be purchased.. Angelo agreed acoustics could be improved, and we would look into what can be done and cost involved.
4. Bert Coleman – 37 Twilight – Complained that the house behind him has been in bad shape for 7 years, nothing was done for years, and now although new construction has started it is going slow and there is debris on property. He also complained he received a warning letter because he parked his boat and trailer in the street in violation of Ordinance, and said he was being singled out because of his complaints.

Angelo responded that the Bd was aggressively trying to address the situation, but as a Tax District there are practical limits to what Bd can do. The homeowner had already been fined over \$90,000, but goal is not to continue to fine but to get the house rebuilt. After years the Bd reached agreement with homeowner to postpone additional fines if construction started and continued, and the owner did start construction this past summer. The Bd is trying to address the debris and slow progress, and Brandon is regularly following up with owner and contractor. Angelo agreed the situation is not ideal, and the Bd and Brandon will continue to follow up and do what it can, but it is better than it has been for past 7 yrs. As to whether Bert was being singled out, Angelo said he was not, he was treated like any other resident. The warning letter was issued because parking a boat/trailer on our narrow streets can be a serious safety issue for residents driving on that street and that is why it is, and has been for decades, prohibited, not just for him but for everyone. Angelo reiterated that all ordinances are enforced equally against all violators. In fact, the one who would be singled out would be his neighbor if we took action against them and ignored Bert's violation. As a boating community, we understand if he has to park his boat for a day or two due to special circumstances, in that case all he has to do is notify Brandon, but parking for a week or longer is not permitted.

5. John Knauer - 7 Skyline Drive – Wanted to know why the fishing ordinance was changed/removed in 2012. Angelo responded that no one could find history going back to 2012.

Angelo thanked all residents for their comments, suggestions and complaints; we are all residents and neighbors and have the same interests in maintaining our community; the Bd tries its best to have all ordinances enforced for everyone's benefit.

Treasurer's Report:

Total Bank:

Tax: \$2,267,289.51

Water: \$142,850.21

Management Report:

1. Action List
2. Permit Requests/Compliance Discussion - Deed Restrictions we will look into this further and include our lawyer to review.
3. Resale Report – Nothing new this month
4. Delinquency Report – We will review taxes not paid on certain properties and will further discuss.

Committee Reports:

1. Beautification – Shakespears Garden will be working on a custom landscape for our front sign that will be done within the next few weeks. Liz also asked if we can replace the exterior lights of the clubhouse because they are tarnished and falling apart. Angelo said yes and Liz will get prices so we can further look into it.
2. Recreation – In the process of mapping out their 2026 events and budget. A draft proposed budget should be ready by the December Board Meeting. December events are in the works and have been communicated to the community via email. Including Food Drive on December 8th at the Clubhouse for the Brookfield Food Pantry, Annual Holiday Kids Party – Sunday, December 14 | 1–3 PM, followed by - that same evening - Santa visits on a firetruck begin at 4:30 PM. Annual Caroling in the Shores is set for – Wednesday, December 17 | 4 PM. Annual Holiday Lights Competition will take place – December 14–24. New 2026 event ideas under consideration include January - ****New**** First Annual Trivia Night in the clubhouse, March - ****New**** St. Patrick's Day / "Spring Has Sprung, Now Let's Run" 5K run through the neighborhood.

Mikaela Karam proposed ideas for a Newcomers Committee or subcommittee. Angelo asked her to discuss her ideas, which included:

- Handwritten welcome note when a new family joins, with an upcoming event to attend, FB group name etc.
- Sunset social at the beach or something after school ends in June - low key gathering with light refreshments and maybe order pizza from Mangia.
- New member buddy - Pairing a new member of the community with an established member of the community to connect with and attend the first few events to make sure they are meeting people.

Angelo thanked her for her initiative, agreed with her ideas, and asked for a plan or proposal for the Bd to consider.

3. Safety/Security – Still looking into security cameras and getting bids together as well as still waiting to hear back from the police about scheduling a meeting.
4. Ordinance – No specific updates they are still working on some ordinance changes and hope to have them ready for the December board meeting.
5. Landscaping Report – Continuing with fall clean up with sticks and leaves. They will also winterize the docks this week and have started to prepare the plows and trucks for the winter. We have approximately 7 tons of salt.

6. Harbormaster – Few kayaks left on the rack and will put in storage if there are still there in a few days.
7. Blight Panel – Several situations we are working on next steps and letters are being sent.

Administration

New Business: Potential Moratorium on New Water Hookups – A proposal was made that since our water situation hasn't been resolved or finalized we should discuss a moratorium on any new water hookups. The Bd did not think discussion was warranted at this time. But it may be discussed in the future since the sale of Aquarion did not go through.

Old Business

1. Cable Agreement Discussion – We had some updates for the agreement, and we sent them back to the cable company and they reviewed. We will have our lawyer review and if alright we will provide Frontier information in the clubhouse office, and CSTD will receive a fee.
2. Short Term Rentals – We are looking to enforce homes that are not following ordinance with short term rentals, and we will discuss further how we will manage this and what the fines will be for the homes that are not following short term rental ordinance. Some homes follow the ordinance but there were some that were flagrant violators and caused disruption to neighbors. It was agreed that fine amounts had to be increased significantly to have any impact, and amounts proposed started at \$500 for first violation, and increasing to \$1000 and 2,000. Bd will consider further.
3. Bulk Refuse Proposal – A survey will go out to the community to see if we are interested as a community in only having one garbage company collect garbage. We need a minimum of 175 homes to participate to get the discount rate. If over 450 homes sign up the rate could be as low as \$16 per month for weekly pickup of both garbage and recycling. Angelo created survey working on and will send out to community soon.
4. Water Treatment Project Update – PURA decided today not to approve sale of Aquarion. We will need to consider what the impact of such decision is and what our next steps will be. We did have a discussion with public health department and although we are approved for grants, given federal cuts there is no assurance that the federal funds will be available for us to use.

Second Public Comment

1. Liz Longworth – 1 South Lake Shore – Would like minutes to be sent out sooner.

Angelo made the motion to adjourn the meeting and go into executive session at 8:35pm. Joseph seconded. All in favor.

Angelo made a motion to come out of executive session at 9:42pm Anne seconded. All in favor.

Michael made a motion to adjourn meeting Angelo seconded. All in favor.