

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes - October 15, 2025

Call to order

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

Roll Call by Anne Cicchese

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

Pledge of allegiance lead by Angelo

Hearings: None

Guests: None

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

First Public Comment Period: None

Treasurer's Report:

Total Bank:
Tax: \$2,452,368.91
Water: 156,074.86

Management Report:

Travis Hyatt presented the management report. Things that were discussed was the nominating committee charter, changes to the clubhouse rental agreement, Brookfield Ordinance for sheds, and line painting for the roadways.

Brandon went over permits and compliance: A few driveway permits were approved. He had conversations with multiple residents about plans for projects in the near future, including the expansion of parking areas at two residences, possible construction of a garage at another, and the construction of a new house. Several residents were cited for parking

boats/trailers/vehicles on the grass on their property, one was cited for extended storage of a boat in the trailer parking area, and two were cited for storage of trash/debris within public view.

Committee Reports:

1. Beautification – Flowers will be removed from planters; the committee will handle the garden on Twilight since there are some plants that will need to stay and some that will need to be removed. Holiday decorations will be done around Thanksgiving.
2. Recreation – Looking for new members to join committee. They are having their next committee meeting on October 28th at 7:00pm. This meeting will be to plan the kids' holiday party, and they will discuss 2026 events. An email will be sent out to the community with information about the meeting.
3. Safety/Security – Angelo contacted the Brookfield Police Chief to request meeting to ask questions and get their input on usefulness of security cameras, but he has not heard back. Joey is working on a revised proposal from one company and before we move forward with cameras, we will get two to three bids. Jonathan stated that Allen offered to hold the security meetings again if needed and will help with the speed signs.
4. Ordinance – Committee is working on updating the Candlewood Shores Tax District Beach and Common Area Ordinance and will have updates to be reviewed and approved for the next board meeting.
5. Landscaping Report – Normal tasks, leaf pickup coming up.
6. Harbormaster – boats and kayaks should be removed by 11/15
7. Blight Panel – One issue they are working through and will have more details for the next meeting.

Administration

Angelo said community should be reminded of ordinance that boats should not be parked on streets or grass, but if anyone needs to do so for few days that should be ok, but they should contact Brandon so no violation will be cited.

New Business :None

Old Business

1. Cable Agreement Discussion – We had some updates for the agreement, and we sent them back to the cable company and they are reviewing.
2. 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.
3. Road Maintenance – Plans for street paving next year were discussed. Yellow Lines will be painted only on Candlewood Shores Road , but not on the other streets. Norman asked if we should paint a line by the stop signs and we will look into this and discuss it at the next board meeting. We are asking the paving company to do some core sampling of Skyline and Clearview to get a better understanding of the work and cost it will be to

pave these. Then we will discuss further which road or roads will be paved next year based on the budget.

4. Water Treatment Project Update – Wells were retested, and results came back same as in the past nitrate levels remain the same under the state level. Angelo and Tim spoke with Aquarian they are going through a merger, and it should be approved by 11/19. After the merger we will discuss further with them if they can assist us.

There is an Airbnb complaint on South Lake Shore that the house is being rented out every weekend to different guests this has become disruptive to neighbors. If the house is being rented out every weekend to different guests then the homeowners are in violation of Brookfields ordinance on Airbnb rental and this would be a violation of our ordinance since we follow Brookfield's. Mike raised the question of the fine amount for violations, to be discussed at next meeting. Angelo suggested that the neighbors should collect evidence of the violation and file with both us and the Town of Brookfield.

Second Public Comment

1. John Knauer 7 skyline drive – Wants to know why the fishing ordinance was removed in 2012.
2. Linda Queiroz 26 Clearview Drive – Asked about clarification of the no alcohol allowed on the beach ordinance. Angelo commented that it's not new and has always been a rule.
3. Mark Welte 58 South Lake- Asked if the board would share the latest water testing results and we will once it is summarized.

Jonathan made the motion to adjourn the meeting and go into executive session at 8:26pm. Norman seconded. All in favor.

Jonathan made a motion to come out of executive session at 8:55pm Anne seconded. All in favor.