

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes – December 17, 2025

Call to order

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

Roll Call by Anne Cicchese

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

Pledge of allegiance lead by Angelo

Hearings:

- Jen Yamuder – 160 North Lake Shore Drive – Appealing prior Bd decision. Would like CSTD to pay to reseal entire driveway after being patched to repair watermain break. In order for CSTD to pay for whole driveway the board would need to waive the policy to repair only the area dug up. No motion was made to waive the policy for this situation.

Guests: None

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

First Public Comment Period:

1. Danny Fontana, 52 South Lake Shore Drive – spoke on behalf of Rita who lives at 41 South Lake Shore Drive. Water is sitting in street at bottom of her driveway and is freezing in the winter making in dangerous. Would like to know if the paving company can do anything to fix this. Angelo said she had made the office aware of this and John stated that the paving company will be back, and we can ask them to look and if there is something that can be done to fix this we will.
2. Mark Welte – 58 South Lake Shore Drive – Asked about the money we are accumulating in the bank, and what purpose for the funds is. Angelo responded that most of the funds are set aside in reserves for repaving the roads and other infrastructure items, as well as any other repairs and maintenance that needs to be done within the community.

Treasurer's Report:

Total Bank:

Tax: \$2,258,881.64

Water: \$150,300.74

Management Report:

1. Action List – Angelo will work with Travis to create a charter for the nominating committee. Considering having a meeting in February or March that would be a Board Open House for any residents that may be interested in serving on the Bd or a committee to ask questions and get information. The thought is to do this prior to the board election in May.
2. Permit Requests/Compliance Discussion –

Permits:

- a. 14 MTN: wants to create parking cut out 24' x 22'. Involves building a retaining wall 6-8 feet in height on their property. Board asked Brandon to make sure the owner gets the proper permitting and approval from the town.
- b. 16 SLS: planning demolition and construction of new home. Waiting on permits.
- c. 70 SLS: has connected to water main and started construction of foundations. New home and driveway to follow.
- d. 95 NLS: starting demolition of garage in early 2026, followed by construction of a new home. (will require new water connection and driveway)

Compliance:

- e. 20 NLS: Homeowner still unreachable. Tree stump, trailer, and portable restroom have been removed. Mini excavator and materials have been delivered, and work has continued the property.
 - f. 42 MTNView: property has been cleaned up and progress is continuing slowly.
 - g. 3 BAYView: One shed has been removed. Owner supposed to continue remediating.
3. Resale Report – No update
 4. Delinquency Report – No update

Committee Reports:

1. Beautification – Holiday Decorations put up first week December will be up until early January they plan to leave lights up later. Condition of front entrance sign and back entrance sign should be checked. Travis will check them and reach out to the company we purchased the signs from to see if they can clean the signs or provide a guide on how we can clean them without damaging them.
2. Recreation – They have their budget done and will be sending it in for review. Reported that events went well in December, and they will try to reschedule caroling for December 22nd. Heather Miller has volunteered to take over the kid's event. A new event --Trivia

night—will be held Jan 23rd at the clubhouse. Mikaela made presentation on her proposal for the newcomer initiatives, the Bd were in favor of the proposal and will include in the Rec budget.

3. Safety/Security – Angelo and Joey working on looking into different companies. Had a demonstration a few weeks ago with a company who can setup cameras that will review licenses plates as they come into the community. Angelo also spoke with Police chief and he seemed very positive of this and will have their IT person call us to see if we can work with them. We are considering two or three cameras one at each entrance and then one at the beach. It will depend on cost and maintenance of cameras to see what we decide to do. It was brought to the board attention that someone may be going through mailboxes in the community. Angelo appreciated that we were made aware of this but reminded community that Board has no enforcement or security authority, if someone sees this occurring they should notify the police.
4. Ordinance – Dave presented the revised 1988-1 Ordinance relating to Recreation areas, and Angelo read the proposed changes. The changes incorporated into the Ordinance the Beach security Rules that had been in place for many years. Dave made a motion approve changes Douglas seconds. All in favor –
5. Landscaping Report – Leaf and stick pick up has gone well and complete. Trucks are ready for winter with plows. Docks have been winterized.
6. Harbormaster – All kayaks and boats are out. Brought up that there have been questions on the mooring waitlist to see if the notification can be made sooner since the Marina asks for a deposit in January. An email will be sent out to the current mooring users to see if they plan to renew and if not, we will then notify the next person on the waitlist.
7. Blight Panel – Working on several situations and have been making progress but there is nothing to discuss or bring up currently.

Administration

New Business:

1. CPA Management Rep Letter and Draft Financials – Standard letter to be signed by Angelo or Norm. Douglas made a motion, Angelo seconded. All in favor.
2. Acoustic Panels/Padded Chairs Discussion – Board discussed that we would like Travis to look at companies that offer this and come into install. Board discussed that padded chairs would be good purchase. Anne made a motion to look into purchasing 10 padded chairs as long as the cost is no more than \$50 a chair. Douglas seconded. All in favor. Anne will look at local stores for quality and cost of chairs and report back.
3. Vacant Lot Right of First Refusal – We have right of first refusal for 27 Bayview Drive. The lot, which is next to the Pump Station and wells, is being sold by estate to Proposed Buyer Mr. Henry. He and his Attorney were there and spoke that they would like to purchase the property to keep it within the family. Mr. Henry has been in contract since July, but the board was just notified earlier this month. Mr. Henry said the property has sentimental value to him and his intent is to preserve the lot and be able to use the amenities the community offers i.e. Beach Access, Playground Ball field etc. Angelo asked if he would be willing to add deed covenant that would prohibit building on the lot without Bd approval, and Mr. Henry said yes. Bd will discuss further in executive session. Mr. Henry also brought to our attention that the neighbors have been dumping

garbage and damaging property as well as built fence and driveway without obtaining the proper permitting. Angelo stated now that we are aware of the dumping we can take action to be sure they do not do that anymore.

4. Beach Remediation Plan and Application to First Light – The Bd is finalizing plan to remediate the beach area to conform with First Light requirements. The plan will require some modification of the grass area, addition of planting areas and some trees –all intended to improve drainage and prevent runoff to lake. Once the board and engineers finalize plan will be submitted to First Light for approval.

Old Business

1. Cable Agreement Discussion – Lawyer reviewed and indication is there is no issue moving forward. Mike and Doug brought up question if we terminate the agreement are we responsible to pay back the 30% funds that goes to the consultant? Also, a statement was brought up to include in the contract that there is to be no door-to-door solicitation. Angelo made a motion to move forward with contract if it's made clear that we are not responsible to pay back the 30% of funds that goes to the consultant as well as Frontier is not allowed to do door to door solicitation. Anne seconded all in Favor.
2. Roads for Paving in 2026 – We are looking to pave either south side of Clearview or Skyline, we can make this decision next year, paving company can do in late May. Also, will ask paving company to do core samples of each road so we have a better understanding of the work that will need to be done.
3. Security Cameras – Spoke about earlier in the meeting.
4. Short Term Rentals – Discussed last meeting that a fine will be given to the homeowner for violation of short-term rental ordinance. It will be \$500 for first violation, \$1,000 for a second violation and then \$2,000 for the third violation. Douglas made a motion. John seconded. All in favor.
5. Bulk Refuse Proposal – We received close to 300 responses roughly 280 said yes with about 15 to 20 stating they were not interested. Comments have been positive and there have been a few questions in regard to if people want to pause service for a few months can they, and do they offer a service for a fee where they will come down your driveway to collect the garbage and then return the cans back. At this time the cost would be approximately \$21 per house for the first two years and then up to a 3% increase every year after. Doug said we have well over minimum number for discount, and he volunteered to work with company on what next steps need to be done to get this setup. Angelo said he would follow up on the questions, and subject to that Doug made motion to proceed with the project, John seconded. All in favor.
6. Water Treatment Project Update –Spoke to president of Aquarion who said Eversource was appealing the PURA decision to reject the sale by Eversource. They will know more and we will follow up in January.

Second Public Comment

1. John Knauer - 7 Skyline Drive – Asked if we spoke with First Light about the ordinance changes, we have on the beach as well as fishing and asked that we reach out to attorney since First Light technically owns most of the beach property.

2. Liz Longworth – 1 South Lake Shore - Thanked Brandon for all the work he has done on the resolution for the blight issues but would like to know if we can have the port a potty removed from 17 Twilight Lane. Brandon said he would look into this. Also said there was a previous plan for the beach remediation. She also would like to know if the beautification committee can be involved in this project. Had a question on if we needed to get bids again for the next roads we are planning to pave. John addressed that the approval we made was based on bids to pave the entire community. John also said Bd was aware of and reviewed previous beach plan, and new plan improves significantly the usability of the beach area.

Angelo made the motion to adjourn the meeting and go into executive session at 9:28pm.

Jonathan seconded. All in favor.

Angelo made a motion to come out of executive session at 10:04pm. Douglas seconded. All in favor.

In order to preserve the ability of CSTD to protect its water supply and to use the lot as may be needed in the future for the water company, the Board decided to exercise the right of first refusal, and to grant certain rights to the proposed buyer, who is the son of the deceased owner. Angelo made a motion to exercise first of right refusal and to grant the proposed buyer the right to use amenities of the community as if he were an owner. Alternatively, CSTD could choose not to purchase but have a deed restriction that the new owner cannot build on the property unless they have board approval, and we have the option to purchase property for 10 years for the cost of \$15,000 to be adjusted based on inflation. Angelo and Mike would be authorized together to negotiate the terms and other details of the above options, to increase the dollar amount as discussed in Executive session, and to make such other modifications that are consistent with the intent of the foregoing, and once they have agreed, each one is authorized to execute such documents as necessary. Douglas seconded. All in favor.

Angelo made a motion to approve the bonuses for certain employees same as last year. Jonathan seconded. All in favor

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