

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes – January 21, 2026

Call to order

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

Roll Call by Anne Cicchese

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

Pledge of allegiance lead by Angelo

Hearings: None

Guests: None

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

First Public Comment Period:

- John Bevilacqua - 3 Bayview – Jacqueline Black is the owner and was present, but John Bevilacqua spoke on her behalf regarding the blight issues that the Blight Panel has been working with him on. He feels he is being singled out, and he would like to see certificate to prove that CSTD is an HOA and has the authority to enforce these ordinances. Would like the December minutes corrected to say he removed 5 sheds instead of 1.
- Diedre Coury – 57 Skyline Drive – Sent the board a separate email with her concerns about the first right of refusal for 27 Bayview Drive. She was concerned about whether Bd was using attorney and about setting precedents giving seller access to the community amenities Diedre expressed that she would like to be helpful in any way she can to for the community.
 - Angelo thanked Diedre for her email and concern and said that we have and will continue to work with our attorney on this matter.

Treasurer's Report:

Total Bank:

Tax: \$2,268,481.08
Water: \$176,829.27

Management Report:

1. Action List – Send a follow up email to 50 NLS for the hole getting bigger in the easement.
2. Permit Requests/Compliance Discussion - None
3. Resale Report – Information was provided to the board
4. Delinquency Report – Information was provided to the board

Administration

New Business: None

Old Business

1. Cable Agreement Discussion –Angelo said if we terminate the 10-yr agreement early we are responsible to pay back prorated portion of the upfront fee; so, if we terminate before 3 yrs we would have to pay back slightly more than we received due to the 30% of upfront fee that is paid to the consultant. However, since agreement is only marketing assistance and places no other obligation on CSTD or on residents to use Frontier, there should be no reason to terminate early and we can wait at least 3 yrs if needed, and we will be receiving monthly fees in addition to upfront fee. Travis said that he has worked with many other communities with similar agreements and there has been no issue. Mike suggested that we keep a reserve of the funds we are given so if we do need to terminate and payback we can. Angelo also confirmed that Frontier will not be able to do door to door solicitation. Angelo made a motion to move forward with signing the agreement, and to authorize him to sign. Joey seconded. All in favor.
2. Vacant Lot right of first refusal – The buyer Mr. Henry is going to object to the sale with the Probate court and we will need to reapprove exercise of the right of first refusal and reapproval of all necessary agreements and documents related to exercise of right of refusal. Given the lot is next to wells, protection of CSTD water sources is important. Angelo and Mike will still be authorized to sign the agreement and be able to offer the \$15,000.00 previously approved. Alternatively, if we cannot buy the property, we will request a deed covenant restricting any building without CSTD consent. Angelo made a motion to confirm exercise the right of first refusal, to authorize Mike and/or Angelo, together with our attorney to negotiate the terms of any agreements and documents as deemed necessary or advisable in order to effectuate the acquisition of the lot for \$15,000, or such other amount as may be determined in Executive session, or alternatively to place covenant in deed restricting building. Mike seconded. All in favor.
3. Bulk Refuse Update – Doug reported that from the survey we had 289 responses of which 267 of them were interested in moving forward with the Bulk Refuse Agreement with IWS. There were three main concerns that we were able to confirm can be done with this agreement which are pick up can be Monday's, customers can freeze their accounts for extended periods of time as well as IWS will come and get trash and then bring the trash can back to the owner's driveway for an additional \$5 surcharge. The amount

should initially be \$21 a month for weekly recycling and trash removal and could go down based on number of actual customers. Doug is working towards getting this in place for 3/1/2026 and is working with IWS to get an agreement in place. We will send them a non-disclosure to sign.

4. Jon provided an update about the Recreation Committee upcoming events. First Adult Trivia Night will take place in the club house on Friday January 23rd, hoping for a good turnout so they can make it a regular event. Band nights for this summer have been booked, and the committee is in the process of booking movie nights. They will start planning their annual April Egg Hunt as well as the winter chili cook off.

Second Public Comment

- Diedre Coury – 57 Skyline Drive - Thanked the board again for everything but would like to suggest that we find a better way for the community to communicate their needs for snow removal and leaf/stick pick up. She faced issues this year with leaf and stick pick and how it was handled and suggested that she should be able to communicate directly with the vendor.
- Larry - 50 North Lake Shore – Safety issue near the drain sewer by his house where there is an open hole that is getting bigger. Jon responded that he would look at it.

Joey made the motion to adjourn the meeting and go into executive session at 8:14pm. Jon seconded. All in favor.

Jon made a motion to come out of executive session at 8:54pm Joey seconded. All in favor.

In addition to the motion approved before going into Executive session, Angelo reconfirmed Board's intention to acquire the lot and to move forward with the right of first refusal as discussed. Angelo made additional motion to authorize Mike and/or Angelo to offer such amount as they may deem necessary or advisable to acquire the lot and get probate court approval, but not to exceed such amount as discussed in Executive session and as is legally permissible, and to ratify and approve all such agreements, documents and actions Mike and/or Angelo have taken or may take consistent with the Board's intention and this resolution to acquire the lot, or alternatively to place covenant in deed restricting building on the lot.

Jon seconded. All in favor.

Jon made a motion to adjourn meeting at 8:56pm and Mike seconded. All in favor.