

Candlewood Shores Tax District Board Meeting – March 18, 2026 at 7:31pm at the Clubhouse

**Call to Order**

Angelo Aldana called the meeting to order at 7:31pm and there were two non Board members in attendance and seventeen online.

**Roll Call**

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

**Hearings:** None

**Guests:** None

**Approval Minutes**

Joseph made a motion to accept the February minutes. Norman seconded. All in favor.

**First Public Comment Period:** None

**Treasurer’s Report**

Tax - \$2,513,463.54  
Water - \$167,146.90

**Management Report**

1. Action List – SPM went through the action list report.
2. Permit Requests/Compliance Discussion –
  - 3 Bayview has removed 5 sheds. The Board was thankful that the situation is moving in the right direction.
  - 51 Skyline – Vehicles park on the grass and has received multiple warnings. Angelo made a motion to send a letter giving the owner 30 days to rectify or there will be a \$50 fine for each occurrence going forward. David seconded. All in favor.
3. Resale Report – There were no changes to the previous month’s report.
4. Delinquency Report – The Board was provided with the reports.

**Committee Reports**

1. Beautification – The decorations are off the hedges at the front entrance.
2. Recreation –

**Blood Drive-TBD**

- Red Cross would send someone to inspect and approve the space.
- Preferably held on a weekend.
- Would be only for residents.

**Newcomers Program**

- In 2022, there was a 20% turnover in homes; as of Jan 2025, 28 newcomers.
- The newcomers welcome card was sent to all 2025 members (almost 30 homes). There are a couple tenured members looking to be matched with a newcomer. They are looking to plan a social event for June 14<sup>th</sup>. The clubhouse has been booked in case it rains.
- Approved for 3 new initiatives:

1. Newcomers Program
2. Tenured Kickoff Matching
3. Welcome Cards & Samples

#### **Band Nights**

- Danielle to reach out to Genoa and Mikaela to contact an alternate pizza vendor for Sept 5th event.
- Bunny will coordinate some Sunday afternoon bands as possible

#### **Ice Cream Truck**

- Looking for a reliable vendor for events and everyday visits.
- Possibly connect with local trucks during warmer months.

#### **Summer Picnic- July 25<sup>th</sup> 12pm-5pm**

#### **Summer Movie Nights- June 20th and August 1st.**

#### **Tree Decoration / Lighting**

- Liz liked the idea of tree lighting.
- Gave approval to add a real one.
- Goal: be inclusive and part of beautification efforts.

#### **Apparel**

- Meegan to reopen apparel orders.
- Inquire regarding minimum requirements and possibly include tank tops and beach towels in addition to t-shirts, hoodies, long sleeve shirts, hats from last year.

#### **Beach Yoga / Cornhole**

- Meegan to run this by the Board.
- Danielle to reach out to two potential instructors.
- Gayle suggested weekly cornhole nights during warmer months. Revisit during next meeting.

#### **Silver Shores Representation**

- Gayle has been serving as Silver Shores community rep for Rec Committee.
- Barbara remains the current lead when in town. Currently in Florida.
- Meetings on the 4th Thursday of each month, 6 PM — potluck-style, games welcome.
- Meegan to ask Brandon to resume sending meeting emails.

#### **Next Meeting- March 11<sup>th</sup> 7pm**

3. Safety/Security – There was discussion on security at the beach and wanting mature guards that are able to enforce the ordinances.
4. Ordinance – Tentative April meeting but they are currently waiting for the attorney to respond to a couple of questions for parking/security.
5. Landscaping Report – Provided the report and additional discussion took place on drainage and pot holes.
6. Harbormaster - The moorings look good so the committee is hoping the ice didn't move them too much. Notification for registration will be sent in the next few weeks and after that the kayak form will be sent.
7. Blight Panel – No report.

#### **New Business**

1. Beach Towing Discussion – There are new rules for private properties but it is unclear for the Shores, the Board is under the impression that the District is a municipality. The District may not be able to fine but they are more than able to tow. The ordinance committee is already discussing the situation with the attorney. The current vendor will not tow on private property so the District found another vendor out of Danbury if necessary.
2. Roadway Replacement Discussion – Skyline is the next roadway to be done and scheduling with the vendor will take place.
3. Draft Budget Discussion – the Board discussed the budget for certain line items that will be looked at and the final budget for Board approval will be provided in the April meeting. A community hearing for the budgets will be scheduled most likely in early May. Angelo made a motion to set the Annual meeting date on May 30<sup>th</sup> and it may be in the Clubhouse. David seconded. All in favor.

4. Brookfield Lions Club Annual Request – The request is approved as long as it is the same request as done in years past.

### **Old Business**

1. Acoustic Panels Discussion – The Board asked for an install price as the material price was discussed.
2. Vacant Lot Right of First Refusal – The Board is discussing the situation with the District's attorney. The attorney is going to the probate court date.
3. Water Treatment Project Update – The Board will be revisiting the possible plans previously detailed.

### **Second Public Comment**

- Makaela Karam– 6 Dogwood – The owner discussed the intentional feeding of animals from other residents which raises multiple concerns. The ordinance committee is aware and looking into this matter.
- Elizabeth Longworth - 1 South Lake Shore Drive – The owner mentioned the possibility of a holiday tree. If approved, she can buy the tree and be reimbursed. The sign at the backstop is fading and would need to purchase a new one. Elizabeth recalls the beach restoration project was \$250,000. She also recommends painting the interior meeting room of the Clubhouse.
- Lisa Bowman - 129 North Lake Shore – The owner mentioned that they needed to have someone come out to look for their water shut off and seems like someone installed a rock wall over theirs.

### **Executive Session**

Angelo made a motion to enter into executive session at 9:05pm. Jon seconded. All in favor.

David made a motion to exit executive session at 9:28pm. Norman seconded. All in favor.

### **Adjournment**

David made a motion to adjourn the meeting at 9:28pm . Angelo seconded. All in favor.