

Candlewood Shores Tax District – May 20, 2026 Board Meeting in the Clubhouse at 7:30pm.

Call to Order

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

Roll Call

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

Hearings:

3 Bayview – Blight – Owner’s representative attended a hearing and requested that Bd waive the fines; he said he had corrected the issue, although it was after the date the fines started; the Board will look at their communication and consider request.

Approval Minutes

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

First Public Comment Period

- Sheryl – 34 South Lakeshore Drive – There are residents who would like to use the Clubhouse for mahjong.

Treasurer’s Report

- Tax: \$2,643,737.69
- Water: \$195,785.24

Management Report

1. SPM provided their action list report. There were comments about not having the new security guard start.

Committee Reports

1. Beautification – Angelo thanked the committee as they do a great job. Angelo said he had ordered the holiday tree to be planted buy the beach.
2. Recreation

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 25th 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.
3. Safety/ Security – They discussed the need to replace the batteries for the speed signs. Doug mentioned that Flock Safety could be looked into for cameras that can zoom on license plates.
 4. Ordinance – Nothing to report.
 5. Landscape Report –
 - We have started summer maintenance schedule mowing, beach, raking, watering flowers
 - All mulch installed
 - Docks installed swim rope will be put in Friday
 - Anchor chain was lost over winter for swim dock we will repair Friday and rotate swim dock correctly
 - New beach sand has been completed
 - Road's sweeping has begun
 - Survey of all storm drains has been done and scheduled the ones that need it for cleaning in coming weeks
 6. Harbormaster – Kayak assignments went well. Most of the people that have moorings have paid.
 7. Blight Panel – Nothing to report.
 8. Charter Nominating – Nothing to report.

New Business

1. Roadway Replacement Discussion
2. Draft Budget Discussion - Angelo made a motion to increase legal by \$40,000 as there were two cases that were coming up, land acquisition by \$3,000, and recreation by \$2,000. Norman seconded. All in favor.
3. Catch Basin Cleaning –
4. Dumpster for Landscape Refuse Discussion – The District will move forward with District maintenance for vegetation. The vendor would be IWS.
5. Providing multiple keys at the boat launch – No action will be taken as there are concerns with too many keys getting out.

Old Business

1. Acoustic Panels Discussion – It was discussed that drop panels would not work due to lighting being blocked. Panels will be installed on ceiling, waiting for estimate on painting clubhouse.
2. Vacant Lot Right of First Refusal – There is a hearing on May 26th.

3. Water Treatment Project Update – Aquarion acquisition was approved by PURA, but appeal period will run until June 15. After that Bd will contact Aquarion again to commence discussion, Angelo and Tim had meeting with DPH. DPH said PFAS regulations still expected to be in force in 2029; and that Angelo’s application for extension of the grant had been approved, but that a condition of the grant is that an engineer conduct a study comparing cost of building a plant vs cost of connecting to Aquarion, and DPH will only fund the cheapest option. Angelo waiting for DPH to approve list of engineers that DPH will pay to do the study.

Second Public Comment

1. 130 North Lakeshore – Wanted to thank the District for the new Clubhouse chairs. They would recommend more chairs at the Clubhouse as well. They also wanted to thank the District for allowing the blood drive. The drive will be July 18th at 9:00am. They also wanted to know who makes the decision for the roadways which is the Board. They also asked that the minutes be sent earlier.
2. Alan Owen – 28 Longview Drive – Concerns with doing the floor if the repairs are not completed downstairs to address water and humidity in basement which will affect the floor. He also mentioned it is better to have acoustic panels on the wall/ceiling.
3. Sheryl 34 South Lakeshore – Had a question about if someone had to nominate themselves at the meeting.

Executive Session Enter – Angelo made a motion to enter executive session at 8:43pm. Doug seconded. All in favor.

Executive Session Exit – Angelo made a motion to exit executive session at 9:15pm. Michael seconded. All in favor.

3 Bayview – Angelo made a motion to revisit their fine request as long as the platform is removed by June 30, 2026. As of today, the fines stand. Michael seconded. All in favor.

Adjournment - Angelo made a motion to adjourn at 9:16pm . Norman seconded. All in favor.