

Candlewood Shores Tax District – June 17, 2026 Board Meeting in the Clubhouse at 7:30pm.

Call to Order

Angelo Aldana called the meeting to order at 7:30pm and there were 12 non Board members in attendance and 11 members online.

Roll Call

Angelo Aldana – President – Present
Joseph Rizakallah – Vice President – Present
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: No Hearings

Approval Minutes

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

First Public Comment Period

- No public comment.

Treasurer's Report

- Tax: \$2,637,526.76
- Water: \$155,493.15

Management Report

1. SPM provided their action list report.
2. Brandon mentioned that there are a few houses that received permits so building is taking place.
3. Brandon mentioned that there were about a dozen lawn maintenance issues where letters went out and most have resolved their issues. There was a also an anonymous dog concern so

Committee Reports

1. Beautification – Flowers are in and asked if an email can be sent asking residents to not have their pets go to the bathroom on them.
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.

Newcomers Initiative – The initiative was a success and it will be looking to do it on a yearly basis.

There was a discussion of doing a children's garden.

3. Safety/ Security – Jon is suggesting turning the speed sign closer to the front entrance. There were also concerns on Mountainview (on street parking). There was also discussion on security, fireworks, and camera systems.
4. Ordinance – Nothing to report.
5. Landscape Report -
 - Mowing and trimming 2 days a week
 - Beach raking and garbage from beach area has now started on the 7 days a week schedule and is done every morning
 - Watering the flower boxes and beds is done weekly as needed
 - Other jobs being done are trimming along roads
 - Sign clean up and placement
 - Road sweeping and sweeper repairs
 - Speed hump painting
 - Water shut offs and curb valve marking
 - Locating and attaching dock chains broken off from winter ice
 - Lawn repairs
 - Installation of new clay for ball field
 - Install of swim rope and swim dock
 - Install of boat ramp dock with repairs
 - Installation of new beach sand
6. Harbormaster – There was a large carp in the swim area which was discarded. The CSTD mooring chain was shortened. Number 5 and 33 mooring had to be relocated.
7. Blight Panel – There was a hearing for 3 Bayview and they requested fines being removed. The Board will discuss next month until all facts are obtained. The owner has cleaned up the property and the Board thanks Brandon as he did a great job.
8. Charter Nominating – Nothing to report.

New Business

1. Secretary/Clerk Position – Any interested parties can notify Management.

Old Business

1. Acoustic Panels Discussion – Material is being purchased.
2. Roadway Replacement Discussion – The road came in under budget.

3. Vacant Lot Right of First Refusal – A hearing took place and it looks like the property will be purchased by CSTD.
4. 71 Clearview Lawsuit – A preliminary meeting took place in regard to the permit that was denied for this lot. Additional information will be discussed during executive session.
5. Water Treatment Project Update – The nitrate levels are in line.
6. Damaged Drainage Line on North Lake Shore – Angelo makes a motion to approve Jon Lepler's company at the standard rate. Joseph seconded (Jon abstains). The rest of the Board approved all in favor.
7. Knicks Day – Angelo makes a motion to make tomorrow an official Knicks Day. Jon seconded. Joseph abstains and all others approve.

Second Public Comment

1. Elizabeth Longworth - 1 South Lake Shore – There was a concern with signs in front of homes, golf carts and underage use, security concerns, need a sign about dogs in the ball field and on the volleyball court, parking on Twilight and Longview and walking to the beach, does Aquarion have PFAS filtration on their system – Angelo said that they have a source for Brookfield that has no PFAS in the water. He doesn't know if there is PFAS system on this or but any other areas will be required to have it on their systems in order to comply with zero PFAS.
2. Dick Johnson - 130 North Lake Shore – Was wondering if the wells would be capped if Aquarion provides water. He also had a concern with golf carts as well.
3. Rhonda Rist - 56 Mountainview – Follow up with the roadway map. The Board said it can be put in the minutes.
4. John Knauer – 7 Skyline – Had a comment asking what the beach rental was. He is concerned that First Light might have an issue with this.
5. Marlene Werner – 25 North Lake Shore – the badges were lost in the mail and they were asking for 3 new badges. The Board mentioned that there is a process in the documents.

Executive Session Enter – Angelo made a motion to enter executive session at 8:58pm. Jon second. All in favor.

Executive Session Exit – Angelo made a motion to exit executive session at 9:49pm. Doug seconded. All in favor.

Adjournment - Norman made a motion to adjourn at 9:49pm. Angelo seconded. All in favor.