

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes – July 22, 2026

Call to order

The meeting was called to order at 7.30 p.m.

Roll Call

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

Pledge of allegiance

Hearings:

None

Guests: None

Approval of Minutes: Norm made a motion to approve the prior meeting minutes with corrections, and Douglas seconded. All in favor.

First Public Comment Period:

1. John Meyerle, 21 Twilight Lane – Submitted a written request and photographs concerning the mooring waiting list and apparent nonuse of several assigned moorings. He requested an independent review of the 2025 and 2026 waiting lists, assignment records, and hardship notices. Angelo stated that the Board would review the records.
2. Gayle Johnson, 130 North Lake Shore Drive – Reported on the successful Red Cross blood drive and was thanked for organizing the event.
3. Mark Welte, 58 South Lake Shore Drive – Requested a copy of the current water test results. The report will be forwarded to him.
4. Dick Johnson, 130 North Lake Shore Drive – Asked about the possible future use of district well property if the water system is connected to Aquarion. Angelo explained that no plans have been made and that the district must first determine whether an interconnection will occur.

Treasurer's Report:

Total Bank:

Tax: \$2,379,052.64

Water: \$189,483.60

Angelo reported that he, Norm, and Travis would meet with Susan from Scalzo to discuss possible improvements to financial reporting and the budget presentation.

Management Report:

1. Action List – Proposals are still being obtained for painting the meeting room and replacing the lower-level floor. The water-intrusion issue must be evaluated before the flooring work proceeds. The acoustic panels have been purchased, and installation is being scheduled around

clubhouse events. Catch-basin cleanout locations were included in the Board packet. Additional towing-policy signs were received and will be installed.

2. Permit Requests/Compliance Discussion – Several driveway projects are underway. Following another incident involving a loose dog, the Board agreed that the first incident involving a dog escaping from a home or yard will generally result in a warning, while a subsequent incident may result in a fine. Dogs must remain leashed on public property, and residents may submit complaint forms with photographs or video for review. Evidence must be sufficient to identify the violation and dog owner before enforcement action is taken.
3. Resale Report – Information was provided to the Board.
4. Delinquency Report – Information was provided to the Board.

Committee Reports:

1. Beautification – The flower boxes were reported to be in good condition.
2. Recreation – July events went well, including the Fourth of July parade and the rescheduled band night. The annual picnic is scheduled for July 25, with volunteers requested for setup and cleanup. Upcoming events include kids' trivia on July 26, a showing of The Sandlot on August 1, the Southern Voice band night on August 15, and Junk with Michael's Pizza Truck on September 5. The Board thanked Meegan and the committee for organizing the events.
3. Safety/Security – The Board discussed early staffing problems with the new beach-security company and reported that weekday coverage has improved. The district will seek three or four residents who regularly use the beach to serve as a beach committee and report coverage or operational issues. Committee members will not check passes or perform security duties.
4. Ordinance – No report.
5. Landscaping Report – Regular summer maintenance continues. Most of the month was devoted to cleanup following the July 4 storm. The Board commended Adam and his crews for their response and cleanup work. A resident letter praising the storm response will be attached to the minutes.
6. Harbormaster – Storm-related work included assisting with a boat taking on water, repositioning a displaced mooring, and restoring the swim ropes and related equipment. A replacement swim rope should be purchased for next season. The Harbormaster reviewed the mooring waiting-list records and explained that assigned moorings may be temporarily unused because of hardship, travel, boat repairs, or mooring repairs. The Board will independently review the records provided.
7. Blight Panel – David will step down from the Blight Panel after several years of service, and Michael will become chairman. Following its review of the 3 Bayview matter, David made a motion that the \$1,425 fine remains due and payable. Norm seconded. All voted in favor except Angelo, who abstained.
8. Charter Nominating – No report.

New Business:

1. Secretary/Clerk Discussion – The district continues to seek a volunteer secretary. Chip Pate, 144 North Lake Shore Drive, expressed interest and will meet with the Board to learn more about the position. The Board also discussed ways to improve meeting transcription, including asking speakers to identify themselves before speaking.
2. On Street Parking – The Board agreed that a no-parking sign should be installed on Mountain View Drive near the intersection with Candlewood Shores Road, with the restricted area extended as needed for safety. Staff will also review a private license-plate lookup service that may assist in identifying vehicle owners when enforcement is necessary.
3. Beach Dredging Discussion – The Board discussed concerns that the swimming area near the platform has become shallower. Adam will be asked to evaluate the area, whether FirstLight approval would be required, and the potential cost. No decision was made to proceed with dredging.

Old Business:

1. Acoustic Panels – The panels have been purchased and installation is being scheduled.
2. Vacant Lot Right of First Refusal – The matter remains pending, and the district is awaiting the judge's decision.
3. 71 Clearview Lawsuit – The district filed its answer, and the matter remains pending.
4. Water Treatment Project Update – Well 7 was removed from service, and remains disconnected, after testing positive for E. coli; the other wells tested negative. Well 1 continues to run to waste because of elevated nitrates, and its aging pump was replaced. Current nitrate levels remain within the state limit. Residents upstream of the wells should be reminded to inspect their septic systems and all pets should be kept away from well property. The district will re-engage with Aquarion near the end of July. The Department of Public Health expects to finalize in September a list of approved engineers that CSTD can use at the State's expense to perform an engineering analysis comparing an Aquarion interconnection with construction of a treatment plant. The engineering analysis is a requirement by the State for any funding, and only the option determined by the engineers to be most cost efficient will be eligible for funding.
5. PFAS Claim – Angelo researched and found a settlement fund that was available for water companies that had PFAS contamination. Angelo worked with the law firm to file a claim before the deadline; Angelo made a motion to ratify the filing of the district's PFAS claim and the retention of the law firm representing the district on a 25% contingency fee. Michael seconded. All in favor.
6. Insurance Renewal – Angelo made a motion to ratify renewal of the district's insurance coverage in accordance with the bid previously circulated to the Board. David seconded. All in favor.
7. Water Main Replacement Discussion – Following a recent North Lake Shore Drive water-main break, the Board discussed the district's lack of insurance coverage for damage to private homes and whether assistance with a homeowner's deductible or uninsured costs might be considered after additional information is received. No decision was made. Brandon and Travis will review the locations of North Lake Shore Drive water-main breaks during the last two years to determine whether failures are concentrated in a section that could feasibly be replaced.

8. Clearview Nature Path – The Board discussed evaluating the overgrown district property on Clearview for possible use as an improved nature path. Staff will review the site and possible low-cost options.
9. Road Paving Priorities – Residents may contact the district office to request the current road-replacement priority list or map.

Second Public Comment Period:

1. John Meyerle, 21 Twilight Lane – Reiterated his concerns regarding the number of occupied moorings and requested Board review of hardship notices. He also asked whether the weeds and bee activity at the ballfield could be addressed. The Board will review the mooring ordinance and records and ask Adam about safe options for the ballfield given the nearby wells.
2. Ronnie Sheppard, 21 Mountainview Drive – Clarified that hardship notices are submitted to the Harbormaster under the ordinance and provided a current photograph of the mooring area. He also raised potential concerns involving zebra mussels and FirstLight approval if dredging is considered. The Board authorized him to purchase a stainless-steel brush and pole to clean the slippery boat launch and submit the expense for reimbursement.

Executive Session:

Angelo made a motion to enter executive session at 8:40 p.m. to discuss pending legal matters. David seconded. All in favor.

Angelo made a motion to exit executive session at 9:19pm. David seconded. All in favor.

Adjournment:

A motion was made to adjourn the meeting at 9.19 p.m. David seconded. All in favor.