

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes - August 19, 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 - Absent
Jonathan Lepler - Director - Present (Remote)
Timothy Cicchese - Director - Present
Michael Walsh - Director - Present
David Samuels - Director - Present (Remote)
Douglas Jenks - Director - Present

Pledge of allegiance

Hearings:

None

Guests:

None

Approval of Minutes:

Michael made a motion to approve the July 22, 2026 meeting minutes as written, and Timothy seconded. All in favor.

First Public Comment Period:

1. Michael Crawford, 14 Twilight Lane - Reported that a storm-damaged tree and large stump at the boundary of district property are preventing his contractor from accessing and repairing damage to his home. He requested that the district address the portion on district property. The Board will inspect the area and determine what work is required.
2. John Bevilaqua, 3 Bayview Drive - Discussed the blight fines assessed against the property, stated that legal proceedings were being initiated, and referenced a records request submitted to the district. The matter was referred to the district's attorneys.

Treasurer's Report:

Total Bank:

Tax: \$2,607,879.19

Water: \$215,294.16

Significant tax-district expenses included \$11,062.06 for North Lake Shore Drive storm-drain remediation, \$4,541.40 for storm-drain work at 14 Berkshire Drive, and \$11,270 for July 5 storm cleanup. Significant water-system expenses included \$8,854.91 for a Well 1 repair, \$3,785 for additional water testing, and \$7,136 for water-main repairs on Berkshire Drive, Longview Drive, and South Lake Shore Drive. Jonathan asked staff to confirm that the Longview Drive repair was not billed twice after the contractor returned to correct the initial repair.

Management Report:

1. Action List - Installation of the acoustic panels is awaiting availability in the vendor's schedule. Vendors continue to address storm-related work. The engineer was contacted regarding the approved beach project, one proposal was received, and additional proposals are being obtained. Staff will also arrange for a line-painting company to repaint the office parking spaces and markings.

2. Permit Requests/Compliance Discussion - No report.
3. Resale Report - Information was provided to the Board.
4. Delinquency Report - Information was provided to the Board.

Committee Reports:

1. Beautification - No report.
2. Recreation - The annual picnic and July band night were successful. Upcoming events include a band afternoon on August 30, band nights on September 5 and September 19, Fall Fest, a children's Halloween party, and a dog costume parade. The committee proposed an October teen movie night and requested lighting for the beach walkway and gate during evening events. The Board supported the movie-night concept but did not approve a campfire at the beach because of safety and liability concerns.
3. Safety/Security - A formal proposal for security cameras is being developed. The Board discussed recent reports of individuals entering unlocked vehicles on Mountain View Drive and noted that cameras could assist police investigations. Weekday beach-security coverage has improved, but weekend coverage remains inconsistent. The Board will reevaluate the security company before next season.
4. Ordinance - No report.
5. Landscaping Report - Pricing is being obtained to clear the overgrown Clearview area with a brush hog. Treatment of the beach and ballfield grass remains limited because of their proximity to the wells. All but one speed hump on Skyline Drive have been painted.
6. Harbormaster - The resident who raised concerns at the July meeting received a mooring after one became available. A boat that broke free was secured by another homeowner, two moorings are being replaced, and the new brush has helped reduce slipperiness at the boat launch. Other options for maintaining the ramp are still being considered.
7. Blight Panel - No report. The district received correspondence concerning the 3 Bayview matter and forwarded it to counsel.
8. Charter Nominating - No report.

New Business:

1. District Clerk - Angelo made a motion to appoint Chip Pate as District Clerk until the next election. Douglas seconded. All in favor.
2. Beach Dredging Discussion - The Board discussed whether sand removal or redistribution is required by the approved beach permit. Staff will ask the engineer to clarify the permit requirements. Unless required, the Board does not plan to pursue dredging in the immediate future because of limited need and concerns that disturbing the sand could expose rocks where zebra mussels may attach.
3. Beach Planting Project - One proposal was received for the permitted project, and additional proposals are being obtained. The Board intends to review the proposals and make a decision in September so the work can proceed on schedule.

Old Business:

1. Acoustic Panels - The materials have been delivered, and installation is awaiting an opening in the vendor's schedule.
2. Vacant Lot Right of First Refusal - The court ruled in the district's favor, allowing the district to purchase the property for \$15,000. Angelo made a motion authorizing himself to sign the documents and agreements necessary to close on the property. Michael seconded. All in favor.
3. 71 Clearview Lawsuit - Defense of the lawsuit has been transferred to counsel appointed by the district's insurance carrier. No further district action is currently required.

4. Water Treatment Project Update - Angelo and Timothy met with representatives of Aquarion to resume discussions following Aquarion's acquisition. Aquarion is developing additional water sources and indicated that an interconnection may take several years. The district will continue seeking proposed terms, clarification of the approval process, and information regarding acquisition of the district's water assets. The Department of Public Health indicated that the 2029 compliance deadline should not be an obstacle if the district has an approved plan and continues implementing it. The annual Consumer Confidence Report was completed. Water quality remains stable, recent retesting for E. coli was negative, and Well 7 will remain offline while the district evaluates the requirements for returning it to service. Additional documentation was submitted in support of the district's PFAS settlement claim.
5. Water Main Replacement Discussion - Travis provided the locations of North Lake Shore Drive water-main breaks during the past two years and will extend the review by an additional year. Pricing will also be requested for possible replacement of a section of the water main on North Lake Shore Drive. The discussion remains exploratory while the district evaluates the cost of repairs, a possible Aquarion transaction, and the treatment-plant alternative.

Second Public Comment Period:

1. John Bevilaqua, 3 Bayview Drive - Reiterated his objections concerning the blight matter and discussed public access to district records.

Executive Session:

Angelo made a motion to enter executive session at 8:20 p.m. to discuss correspondence received and legal matters. Michael seconded. All in favor.

Angelo made a motion to exit executive session at 8:55 p.m. Douglas seconded. All in favor.

Adjournment:

Angelo made a motion to adjourn the meeting at 8:55 p.m. Douglas seconded. All in favor.