

CANDLEWOOD SHORES TAX DISTRICT

Blight Panel Meeting Minutes

October 14, 2026

Call to Order

The Blight Panel met remotely via Microsoft Teams at 7:00 p.m.

Roll Call

Michael Walsh - Board Liaison / Panel Member - Present

Matthew Murphy - Panel Member - Present

Maria Edelson - Panel Member - Present

Brandon Hyde - Compliance Officer - Present

Angelo Aldana - Board President - Guest

Purpose

Michael Walsh welcomed those in attendance to the regular public meeting of the Blight Panel. The meeting was intended to introduce the Panel, explain its responsibilities and complaint procedures, and provide residents with an opportunity to raise concerns for future review. No complaint determinations or hearings were scheduled.

Panel Member Introductions

Matthew described his approximately 15 years in the community and his interest in helping preserve its appearance. Michael discussed his service on the Board, his recent appointment as the Board liaison to the Panel, and the importance of maintaining community standards and property values. Brandon explained his dual responsibilities as Office Manager and Compliance Officer. Angelo thanked the members for volunteering their time.

Role of the Blight Panel

Michael reviewed the Panel's role under the Blight Ordinance. The Panel investigates referred blight complaints, determines whether a violation exists, provides notice and an opportunity for a hearing, and identifies required corrective actions and compliance deadlines. If a violation continues beyond the applicable deadline, citations may be issued. The Panel may consider reasonable extensions. The District may also arrange remediation and charge the property owner when authorized under the applicable procedures.

Submitting Blight Complaints

Residents were advised to submit complaints in writing to the District office or the Blight Panel. Complaints should identify the property and owner, the ordinance provision believed to be violated, a description of the condition, the date observed, and the

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complainant's contact information. Supporting photographs are helpful. Brandon noted that a complaint form is available on the District website, but a written email containing the necessary information is also acceptable. Complaints may be emailed to blight.panel@candlewoodshores.com.

Complaint Review and Informal Resolution

Angelo asked Brandon to explain how complaints are handled before referral to the Panel. Brandon explained that many relatively minor matters, such as overgrown grass or parking on lawns, can often be addressed directly through the office or, when appropriate, under a different ordinance. Angelo noted that compliance issues are discussed during regular weekly calls and that unresolved matters may be referred to the Panel for further consideration. Members agreed that resolving issues before formal Panel involvement is preferable when possible.

What Constitutes Blight

Angelo emphasized that an untidy or unattractive yard does not automatically constitute blight. A condition must rise to the level described by the Blight Ordinance, including concerns that may affect safety or surrounding property values. Brandon agreed that residents sometimes describe conditions as blight even when they may not meet the ordinance's standard.

Public Comment

No members of the public attended to offer comments or identify concerns for future review.

Adjournment

The meeting concluded at 7:25pm.