

CANDLEWOOD SHORES TAX DISTRICT

Board Meeting Minutes - September 16, 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 - Present
Norman Edelson - Treasurer - Present
Chip Pate - Clerk - Present (Remote)
Jonathan Lepler - Director - Present
Timothy Cicchese - Director - Present
Michael Walsh - Director - Present
David Samuels - Director - Present
Douglas Jenks - Director - Present

Pledge of allegiance

Hearings:

None

Guests:

None

Approval of Minutes:

Michael made a motion to approve the August 19, 2026, meeting minutes. David seconded. All in favor.

First Public Comment Period:

1. Liz Longworth, 1 South Lake Shore Drive - Asked the Board to address overnight parking, extended construction projects and stored equipment, properties that may violate the blight ordinance, business signs, a broken handrail leading to the beach, and signage concerning dogs at the playground. She requested clearer communication and consistent enforcement.

Treasurer's Report:

Total Bank:

Tax: \$2,562,273

Water: \$215,960

Water department expenses consisted primarily of routine maintenance, testing, electricity, and meter communications. Significant tax district expenses included security invoices corrected to remove sales tax and approximately \$4,700 for August recreation events. Angelo asked about entries labeled as refunds or duplicate payments. Travis will ask accounting to review them.

Management Report:

1. Action List - Additional proposals are pending for clubhouse painting and floor replacement, as well as the permitted beach project. The office parking lot lines have been painted. Travis reviewed the Longview Drive water-main repair charges and found no duplicate billing. A review of water-main repairs was expanded to cover three years.
2. Clearview Path - Board members discussed walking the Clearview area with the landscaper to assess whether the path can be made more usable and to obtain an estimate. Travis will coordinate the visit.
3. Permit Requests/Compliance Discussion - No report.
4. Resale Report - No report.
5. Delinquency Report - No report.

Committee Reports:

1. Beautification - No report.
2. Recreation - The final band night of the season was scheduled for September 19, with the band donated by resident Rebecca Newman. Upcoming plans include Fall Fest on October 11, a children's Halloween party and dog parade on October 25, an adult trivia night on October 30, and events in November and December. Three bands have been booked for next summer.
3. Safety/Security - The Board discussed a security camera proposal for both community entrances, with possible future cameras at the beach and ballfield. Members discussed license plate identification, possible police access to recordings, monitoring options, and the costs and reliability of fiber optic and cellular connections. The proposal will be considered again next month.
4. Ordinance - No committee report. In response to a public comment, the Board discussed parking rules and the district's practical limits on identifying vehicles and enforcing parking restrictions.
5. Landscaping Report - Regular work continued, and painting of the Skyline Drive speed humps was completed.
6. Harbormaster - Mooring positions and spacing will be reviewed in the spring, when a quote for adjustments may be obtained.
7. Blight Panel - A community meeting is being planned for October, before the next Board meeting. Residents may also submit complaints without waiting for the meeting.
8. Charter Nominating - No report.

New Business:

1. Beach Planting Project – Requests for proposals to remediate the beach to comply with First Light requirements were sent out. One proposal has been received, and two additional proposals are expected. Travis will forward them to the Board when available. The Board discussed completing the work this fall, if feasible, or in early spring.

Old Business:

1. Acoustic Panels - The materials have been delivered. Travis will arrange installation as soon as the vendor is available; the work does not need to wait for clubhouse painting.
2. Vacant Lot Right of First Refusal - The appeal period expired without an appeal. Counsel is working to schedule closing within the next couple of weeks.
3. Water Treatment Project Update - Angelo and Timothy spoke with Aquarion. Aquarion requested additional information and will continue to develop water sources needed for a possible interconnection. An interconnection remains several years away. Angelo reported that nitrate readings have increased, although they remain below the applicable limit. The district received a Department of Public Health communication concerning the April 2029 PFAS compliance deadline. The Board discussed the need for a definite plan. Angelo said the DPH may provide financial assistance to help with compliance with PFAS requirements, but before any financial assistance is provided CSTD has to retain an engineering firm to perform a comparison of treatment and interconnection options, and DPH will provide funds only for the option that the engineers determine is most cost efficient.
4. Tree Removal Proposal - The Board had previously agreed to remove the tree on Clearview. Eversource has not committed to addressing it. Staff is obtaining quotes for removal.

Second Public Comment Period:

1. Charlene Green, 143 North Lake Shore Drive - Said the clubhouse acoustics make Board meetings difficult to hear and asked that the acoustic panels be installed promptly.
2. John Bevilacqua, 3 Bayview Drive - Asked about the status of his records request and raised objections concerning the blight matter and related litigation. The Board said CSTD was diligently working on his request and referred further communications concerning the litigation to counsel.
3. Susan Mariani, 24 Twilight Lane - Raised concerns about a tree near a transformer on Twilight Lane, children driving golf carts, and limited visibility near her home. The Board said quotes were being obtained for removal of the tree. Board members discussed the process for submitting documented golf cart and dog complaints and the district's enforcement limitations.

Executive Session:

Jonathan made a motion to enter executive session at 8:25 p.m. to discuss correspondence and legal matters. David seconded. All in favor.

Jonathan made a motion to exit executive session at 8:57 p.m. Norman seconded. All in favor.

Adjournment:

Jonathan made a motion to adjourn the meeting at 8:57 p.m. David seconded. All in favor.