

Candlewood Shores Tax District  
Board Meeting Minutes  
May 17, 2023

Call to Order:

Regular meeting of the Candlewood Shores Tax District Board of Directors called to order at 7:30 pm

Roll Call:

Directors Present:

Elizabeth Longworth-President  
Jonathon Lepler-Director  
Lisa Maguire-Director  
Dionisio Fontana - Director  
Kelly Lane-Director  
Timothy Cicchese -Director  
Kenneth Appley- Treasurer  
Alan Owen-Vice President

Absent:

Staff:

Travis Hyatt – Community Manager  
Ann Germinaro- Community Manager  
Brandon Hyde – Site Manager

Guests: Steven Levenherz - Communications Consultants Group, Inc.

Hearings: None

Approval of minutes: Elizabeth made a motion to approve the April 19, 2023 minutes. Kelly 2<sup>nd</sup>. All in favor.

Presentation by Steven Levenherz - Communications Consultants Group, Inc.

Steve discussed the potential cable agreement with Frontier. The agreement with the District would provide an upfront payment of \$250.00 per unit – roughly \$128,750.00. There would be a yearly return depending on the number of owners sign up for Frontier’s service. The consulting fees for Communications Consultants Group, Inc. would be 25% of the income generated.

Questions and Answers:

- Who is keeping track of the finances – the Board or Steve – Steve will keep track and records of all the contracts.
- The idea of infrastructure homeowners’ fixture how is it getting from the road to the house. - Frontier has wires on poles and will be installing a receiving device that will reach every room in the home. There may be other devices needed and they will be installed to the homeowners choice and they will be told by the technician the best place to put it for entire home distributions.
- I am a former customer of Frontier and have found your service and customer service have been lacking. Is your customer service better than previous and is the financial status of the company better? - Have received additional capital and have a whole new group of people in terms of technology and service – comparing customer service to Spectrum and others Frontier has gained significantly in their customer service and this shift is continuing. If there is an issue Steve will be your go-between and intervene on your behalf.

- Confirming there is no type of commitment to go with Frontier – Steve confirmed. How long is a contract? – there is a renewal clause if you choose not to renew.
- Is there a time limit – no, and is there a fee to send it back –

#### 1<sup>st</sup> Public Comment:

Carl Bailey 12 SLS drive – concerns regarding notification has been out and the only way to vote is in person – we are governed by the state, we would have to change the charter, and take it to the State and the State would have to approve.

- A committee can work on the Charter, present changes to the Board, Board would present it to Attorney, then Board would present it to Tax District.
- Is all the money in high-rate interest accounts? Ken explained the rates for our reserves are making 3.85%. 1.6 million is earning the highest interest. Elizabeth will go to the bank with Carl to see if there are other options available.

Tim Cicchese-How does vote go – CSTD and Water district budget first and you need to show ID – when you arrive you will be checked in – need to be a registered voter or own property. First vote will be budget then we will take nominations for the elections which include the current Board members re-running. The Lawyer will be present and volunteers from the floor will count the ballots for each position. Is there an order for the election? Yes, Officers then Directors.

- How long does this take? No more than 2 hours. You don't need to stay for the final count. We will have a Sewer survey and a note on whether directors can be completely remote and whether their vote counts if not in person. The Sewer Survey will cover whether you want to spend Tax District funds for the possible sewer issue.
- Can people nominate from the floor? – Yes, Officers are done first then the Directors – If people want to join the Board, they can attend the meeting.
- Will the survey be available after the meeting to those that can't attend? We will check with the attorney.

#### Treasurer's report – Travis

Tax District: \$1,692,226.89

Water District: \$263594

#### Budget Discussion -

The Board has reviewed the comments received from the homeowners and they need to decide whether they want to keep the budget the same, increase or decrease it.

Elizabeth made a motion to revert back to the original amount of \$14,000 for recreation. Elizabeth, Dan, Kelly, and Lisa were in favor, and Tim, Jon, Allan, and Ken were opposed. Motion did not pass.

Alan made a motion to raise to 18K, Kelly 2<sup>nd</sup> Lisa, Jon yes. Tim, Dan, Ken, and Elizabeth opposed. Motion did not pass.

Ken made a motion to raise it to 20k – Jon 2<sup>nd</sup>, Tim, and Alan approved - Elizabeth, Dan, Lisa, and Kelly opposed. Motion did not pass.

Kelly made a motion of 19, 500 Alan 2<sup>nd</sup> all in favor motion approved.

The Recreation Committee needs to have meetings, take minutes, and the minutes need to be posted.

Beautification has been at 2K since its existence – some plants were removed by mistake – budget is at \$2,500.

Elizabeth made a motion to keep the mill rate at 3.7435 Jon 2<sup>nd</sup>, Lisa, Alan Kelly, Tim, and Dan approved Ken opposed motion passed.

#### Permits

- 52 Longview Drive – fence is 10’ on our property, they are asking for a variance, and they were going to contact the fence company, and the fence company made a very good offer to rectify the situation. The Board is requesting that they move this quickly. Variance has not been approved and we can meet them ½ way because of the trees. Notify owner.
- 153 North Lake Shore Drive – Application for Solar – has permit, plans, and Alan made a motion to approve the installation of the panels Tim 2<sup>nd</sup>, Lisa, Tim, Dan, and Ken approved - - Kelly and John abstained. Need to ensure the installer has insurance, and make sure they have the correct permits from the town.

Management Report: Travis

Travis reviewed Action List and work order system.

Committee Reports:

*Beautification:* Elizabeth Longworth

Plants have been covered to prevent frost.

*Recreation Committee:* Jonathon Lepler

Been asked to get dates out and working on that - need to get dates out in April difficult for people to plan around events.

Upcoming events:

- Movie nights June 17<sup>th</sup>, July 29<sup>th</sup>, August 12<sup>th</sup>
- Booked bands – working to get a band in August.
- Hazzard County July 29<sup>th</sup>
- Junk – September 3<sup>rd</sup>
- Picnic – TBD
- Please check the calendar for upcoming events

*Safety* – Alan Owen- still working on speed bumps – marked and in contact with paving company

One speed sign needed to be repaired, under warranty, and will be replaced.

New Speed bumps are going in when the weather changes.

If you see something say something if you see something suspicious call the police

*Ordinance* –

The next Ordinance Committee meeting is TBD. Notice will be sent out.

Need a liaison to take on the Ordinance Committee

Landscaping: Adam

- Two weeks early and the beach is ready, some beach sand will blow away.
- Busy with the roads clean, sticks and leaves, mowing started.
- Obtained quote for Repaving boat ramp.
- Have a proposal for a gate for the community – the distributor walked the property and got numbers and spent a lot of time working on what he feels will work.
- Guillermo is still here, and is a Julio temporary employee, it has been hard to find a replacement.
- Got approved to do another kayak 21 Mountainview Dr – Adam will put in the new rack and some space on the ground.
- Small vessel registration went smoothly.

Sewer Committee:

- Sewer committee
- WPCA has not been disclosed and the town has not disclosed any grants that may be awarded.
- The survey will have two questions: Do you want sewers- Yes or No. If the sewers are approved do you want to spend Tax District money toward fighting the sewer and max amount.

#### New Business:

- Someone would like to offer an upright piano and bench to the clubhouse. The board didn't make a motion as there is limited space.
- Oil bill is extremely high and there is only one zone. Danny and Elizabeth and an owner met with 3 electricians and concluded that the best bet is to get a mini split in the office and one on each wall in the clubhouse. We got a very good price from a certified Heating specialist and were quoted \$10,800 if we wait any longer, we will not get rebates and pay about \$30,000 – 1 check for 20K and get rebates for about 10K. we will get rid of Oil and the service contract.  
Elizabeth made a motion to 25K to add a Mini split in the office and clubhouse and contingent on a Lawyer review. Jon 2nd, all in favor – approved. Capitol Improvement line item for Clubhouse.
- Sold harbormaster boat for \$2400.
- Metal stairs going down behind the clubhouse are rusted out and not safe to walk on.
- Estimates for floor in Clubhouse – downstairs need to be done first.
- The steps going to the pumphouse need to be replaced.

#### Old Business:

- Pumphouse is done.
- Speed hump
- Geese situation
- Cable agreement Discussion

#### 2<sup>nd</sup> Public Comment:

Nancy Johnson - thank the Board for volunteering especially Lisa and Ken who are leaving.

- Did we receive any information and costs on the gate – the Board will approve the specs and then send them out to get quotes and then have a special meeting to vote. Shared a story and opinion that a gate won't stop anything.

Norman Edelson - NLS – Steve Harding is against sewers no other community wants them – he is asking to rephrase the questions. He will be attending the next WPCA the statement is attached to the sewer.

Angela and Cheryl Trout – did not want the survey at the Annual Meeting. The notice must be given 10 days in advance; the Board will take it under advisement.

Sarah Eisele – how will the vote be taken?

Elizabeth made a motion to go into executive session at 9:41 pm, Kelly 2<sup>nd</sup> all in favor.

Jon made a motion to start the executive session Ken 2<sup>nd</sup> all in favor, went into executive session at 9:48 pm

Jon made a motion to end the executive session, and Elizabeth 2<sup>nd</sup> all in favor ended at 9:55 pm