

Candlewood Shores Tax District  
Board Meeting Minutes  
May 4, 2023

**Call to Order:**

The Budget Review meeting of the Candlewood Shores Tax District Board of Directors called to order at 7:31 pm

**Roll Call:**

Directors Present:

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

Absent:

Elizabeth Longworth-President  
Timothy Cicchese -Director

Staff:

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

Guests: None

Water Budget:

There is no change in the mill rate at 3.75%

Travis discussed the Board's role in creating and presenting the budget. Roads alone will be over 3 million, and other expenses can add up quickly. We are raising money to take funds out of reserves with no additional assessment.

Ken Appley discusses items: The Clubhouse downstairs needs to be renovated, pumphouse, new generator,

Questions:

Loretta Donavan 43 CS Rd - Are we budgeting for the removal of PFAS. This is still in discussion in Hartford. The water operator is looking into this and its possible effect on the budget.

Norman Edelson - If WPCA funds the sewer project we may still have to fix the roads, Ken stated that this is where the reserves will come in and it will be done in stages.

CT is looking to increase the assessed dollar amount of properties to 75% from 70% of value.

Linda Quiroz – Clearview –

Why did the office staff line-item amount go up? It was explained that includes the amount that was in the compliance line item, it is all in the office line item now.

Linda Donavan –

What is the total in \$ for all savings/reserve accounts?

For each account, she requested that she be provided the institution, interest rate, and expiration date.

We will publish this information. All accounts are in Newtown Savings Bank.

We are in Sweep Accounts, they -are never over \$250,000 so they are all insured. Ken reviewed what they have done looking into these accounts and the interest rates.

What is included in the 10K allotted for the improvements to the clubhouse? The garage door needs to be replaced. Per the fire marshal, we need to put in fire stops and address other items identified in the report. Downstairs is mostly storage, and they sold the boat.

Why are there 4 items on maintenance –What is the breakdown?

Why is there a decrease in security - no lifeguards and we came in under budget for security, so we lowered the amount.

David Samuels-

Should we be increasing budget amounts for legal fees?

Can we send full financial statements – Information can be provided so all can see.

What is included in Insurance? D& O insurance, property, and general liability we can put this information on the portal.

Linda Q – Security & Cameras – need to discuss – this includes discussion on gate money that was put into cameras a few years ago.

Bert Coleman - Asked about the road expense line item, it just gets put into the reserves. The road that circles the boat ramp is next in line for paving, speed bumps are budgeted, but not part of the roadways. The 3 million is to replace the roads. They will need to be completely paved and not chip sealed.

Does the recreation budget include pickleball courts – no

When the generator kicks in where the propane expense in the budget is, it is in the tax budget.

Kelly Lane – Confirmed that we are budgeting for the roads,

Do we have a balance in the budget for the water main break repairs and replacement? It will come out of the tax budget if needed.

Ken Apley- Recreation budget – we put in the amount of \$25k which was 14k in the previous budget. The recreation committee requested 25k to cover the upcoming year's items.

Diego Gomez – mentioned that the Recreation committee does a lot for the community and Adam discussed the items.

John Lepler stated that will lose events if we cut the budget and some homeowners work their schedules around the events.

42 Longview -can we include another page with the budget that has the reserve amount and what is put into the reserves? We can add or put it under notes.

The Next Board meeting is on May 17<sup>th</sup> and the Annual meeting will be on May 20<sup>th</sup>.

Motion to adjourn Kelly, Dan2<sup>nd</sup> all in favor meeting adjourned t 8:20 pm