

Candlewood Shores Tax District  
Board Meeting Minutes  
January 18, 2023

Call to Order:

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

Roll Call:

Directors Present:

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

Absent:

Jennifer Ramos- Secretary  
Kelly Lane-Director  
Timothy Cicchese -Director

Staff:

Travis Hyatt – Community Manager  
Ann Germinaro- Assistant Community Manager

Hearings: None

Approval of minutes: Changes to be made:

Elizabeth noted that please make sure her name is Elizabeth, not Liz,  
Need to add Angelo's last name

Alan made a motion to accept with changes, Elizabeth 2<sup>nd</sup>, all in favor, Minutes approved with changes

1<sup>st</sup> Public Comment: No comments

Treasurer's report – Kenneth

Water: \$291,430.26

Tax \$1,452,782.59

Kenneth reminded the community to contact Lizz at Scalzo with any questions.

ICS went to 3.4%

## Management Report: Travis

### Action List:

### Work Orders:

There are 3 open work orders that are being addressed.  
Hantsch has stated that the generator needs to be repaired.

### Permit Requests:

Adeli and Jose Santos, 19 Twilight Lane -

Permits for a Single-family house – all permits with the town, -water and driveway. Jonathon made a motion, Alan 2<sup>nd</sup> all in favor - approved

Sheryl Wengel & Harold Traub –

Replacing roof -Elizabeth made a motion contingent on the building permit and the height restrictions Alan 2<sup>nd</sup> all in favor - approved

Ken Appley, 21 Bayview Drive -

- 1) Remove existing shingles, Alan made a motion, and Elizabeth 2<sup>nd</sup> all in favor – approved.
- 2) Install solar panels to roof – Elizabeth made a motion, 2<sup>nd</sup> by Alan, and all in favor – approved.

Elizabeth Longworth, 32 Twilight –

Repave driveway, Alan made a motion, Lisa 2<sup>nd</sup> all in favor - approved

Andrew Bentley- 70 & 72 SLS

Disconnect water, abandon septic, demo house, and greenhouse, new construction of 2 homes, need a building permit and need clarity on what is being requested – proposed garage, 4 bedroom house with a deck,

Michael and Geraldine Smergio - 90 SLS

Tear down 1 story wing & rebuild 1 story addition on the existing foundation. Remove the existing deck and build a new deck with a screened porch – provided the permit

Karl & Kathy Noivadhana – 153 NLS

Solar installation - is it going to be visible from the road, need a building permit before the motion can be approved

Joseph Cavallo 74 Clearview

Renovating screen porch and proposed deck – Board requested that we receive Town approval

### Committee Reports:

Beautification: Elizabeth Longworth

Recreation Committee: John Lepler

Please check the calendar for upcoming events

Safety – Alan Owen

Fire Marshall inspected the building, items need to be addressed

Signs need to be put up by speed bumps

Ordinance Committee: Adam Dean

Bert – Blight Ordinance

Donna to review the Charter

Mark to review the Right of Way

Adam to review the Recreation and Common Areas

The next meeting date and time will be sent via email.

Landscaping: Elizabeth Longworth

Sewer Committee: Timothy Cicchese - absent

Short-Term Rental Discussion:

Elizabeth went to the Town meeting – brought up to the town and Attorney that we need to follow town ordinances as we are a tax district, will meet with Tara in two weeks.

Pine Island: On hold, CSTD is looking to increase fees

Virtual meeting – have 365, need to address acoustic, canceled Zoom account, and have Microsoft Teams

Gate discussion – received the proposals, requesting pictures and information and back entrance

Clubhouse capacity – will check with Fire Marshall on room capacity. Owners are renting space for non-owner parties.

Reword # 22 on the Clubhouse rules – Remove the police report.

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

Bruce Alexander 36 North Lake Shore Dr – A lot of concerns about putting in a gate, especially if it is manned - putting in gates, guests, how do service personnel, gas, and oil trucks, mailman, seems a nightmare of problem and cost, back gate with one way seems inconvenient, seems too many obstacles, discussion on gates. Elizabeth commented that the board will review and there will be a vote.

Karl Bailey 12 SLS -discussion of Reserve accounts and discussion of interest rates, should put in zero risk higher rates, we are throwing away ~ \$4000 a month, we are currently in Sweep accounts getting 3.42%, investing in rolling Treasury, CPA will be at the February meeting

Bruce Alexander 36 North Lake Shore Dr – Who will be overseer?

Elizabeth makes a motion to go into executive session, Alan 2<sup>nd</sup> – all in favor, Meeting adjourned at 8:58 pm