

Candlewood Shores Tax District  
Board Meeting Minutes  
October 19, 2022

Call to Order:

Regular meeting of the Candlewood Shores Tax District Board of Directors to order at 7:30pm on October, 19, 2022.

Roll Call:

Directors Present:

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

Absent:

Jennifer Ramos- Secretary

Staff:

Travis Hyatt – Community Manager  
Ann Germinaro- Assistant Community Manager

Hearings: None

Approval of minutes:

Elizabeth noted that on Page #3 In Sewer Committee section, Directs Committee to: #3 needs to be changed to Get facts and report to Association

Allan made a motion to accept the September 21, 2022 minutes with the change, Kelly 2<sup>nd</sup>, all in favor.

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

Joan Polzin 16 Twilight Lane – needs a generator and do well systems have a generator, answered yes

Treasurer's report – Kenneth

Water \$262,301.47

Tax \$1,475,679.24

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

Management Report:

Action List:

Vendor for Speed bumps – may not be able to complete soon. Current humps are to be painted.

#### Work Orders:

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

#### Permit Requests:

Rosemary and Andrew Jersey -Replacing driveway and stone wall change  
43 South Lake Shore Drive – put off for now

Jennifer Nasi – 57 Candlewood Shores Road – Replace the existing driveway  
Alan made a motion to approve, in front of the driveway to the road. Kelly abstained, and all were in favor.

8 Dogwood – was done already

Ed Beja -40 North Lake Shore E – Water a new section of lawn  
Elizabeth made a motion to approve, Jonathon seconded the motion, and all were in favor.

Caroline McCartney – 26 South Lake Shore Drive – Install privacy fencing  
Jonathon made a motion to approve, and Kelly seconded the motion, all were in favor.

Joseph Cavallo- 74 Clearview Drive – Septic tank replacement  
Elizabeth made a motion to approve, John seconded the motion, and all were in favor.

#### Committee Reports:

##### Recreation Committee: John Lepler

Annual Kids Halloween Party – Sunday, October 23<sup>rd</sup>  
Annual Santa Truck Visit  
Annual Holiday Lights contest  
Giving Back – November Food Drives  
Ladies Night – Board/brush painting event  
Christmas Caroling in December  
Kids Christmas Party December 4<sup>th</sup>  
2<sup>nd</sup> Annual Chili Cook-Off  
Please check the calendar for events

##### Safety – Alan Owen

Adam to help put posts in.

##### Ordinance – Chris Rink

The next meeting is on November 3<sup>rd</sup> at 7:30pm

##### Landscaping:- Elizabeth Longworth

The swim ropes were removed, and the swim dock is out of the water. The Boat dock will be brought in over the next few weeks

Leaves and sticks and branches less than 3inches in diameter will be picked up. Leaves only in piles and sticks and branches need to be separate from the leaves.

##### Sewer Committee: Timothy Cicchese –

Didn't meet this month.

A survey went out and there were 168 responses.

There will be an official survey from the Board. Tim will send an email to Board to set up a meeting with the Sewer Committee will meet with Board to share facts and create a survey. Board will approve the survey and it will go to all homes. They are looking to make it anonymous and 1 per household.

Elizabeth requested that members of the Sewer Committee attend all WPCA meetings.

The guideline is that the sewers could cost 10% of the assessed value of homes.

Board Vacancy – Received emails from two owners

Danny Fontana – reviewed his qualifications

Jim Minor – requested to not be considered at this time as he is in favor of having Danny on the Board

Motion by Liz that Danny Fontana replace Jeanine Foley on the Board of Directors, all in favor

Pickleball Court – Norman read a letter was read regarding a pickleball court. A motion was made to have Kenneth, Carolyn and Norman will paint the court. Elizabeth seconded the motion all in favor. Owners will supply net.

Generator- Alan made a motion to get a new generator and complete the repairs necessary, Jonathon seconded and all in favor.

If there is no electricity there need to set off an alarm.

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

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

Norman Edelson, 116 North Lake Shore Dr – Questioned if the Board is looking into holding the meetings via Zoom. The Board is working on it and also looking into Teams.

Angelo Aldano, 64 South Lake Shore Drive- questioned the process of bids on projects, Alan confirmed that the Board receives 3 bids.

Joan Foulds 16 Twilight asked if we can refuse sewers and also mentioned that we have Air BnBs in the community and they are against Brookfield town ordinances. Elizabeth requested that this be put on the Website.

Charlie – 143 North Lakeshore Drive – Had 3 questions on the sewer

Barbara – 6 Lilac Lane requested that someone call her

Mike - 37 Longview Drive mentioned that Beach passes are being used by Airbnb,

Kenneth – asked about the possibility of a Bocce ball court also Nancy Johnson – Tomasack to identify the area to have Bocci court

Jonathon made a motion at 8:45 pm to adjourn the meeting and go into executive session, Elizabeth seconded the motion, all in favor.

The executive session started at 8:47 pm and Elizabeth made a motion at 8:53 to go into the open session, Jonathon seconded, all in favor.

The open session started at 8:53 pm

A motion was made by Jonathon to have the tree by the entrance cut down after looking into whether the town owns it, Alan seconded, all in favor

Motion made by Elizabeth that hours for security are 3:00 pm – 12:00 pm, Kelly seconded, all in favor

Meeting adjourned at 9:00 pm

