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Candlewood Shores Tax District Board Meeting Minutes - February 21, 2024

Call to Order at 7:30pm

Elizabeth made a motion to call the meeting to order at 7:30pm. Kelly seconded. All in favor, motion carried.

Roll Call:

	<u>Present</u>
Elizabeth Longworth- President	Yes
Alan Owen- Vice President	Yes
Jonathan Lepler- Director	Yes
Timothy Cicchese- Director	Remote
Larry Cohen- Director	Remote
David Samuels- Director	Remote
Norman Edelson- Treasurer	Remote
Robert Yamuder- Secretary	Yes
Travis Hyatt, Regional Manager- Scalzo	Yes
Brandon Hyde, CSTD Office Manager	Remote

Pledge of Allegiance lead by Alan.

Public Hearings-

Public Hearing #1- The owners of 105 N. Lake Shore Drive were contacted in writing (first noticed in September 2023) regarding blighting issues at their property. Owners Bryan and Stephanie Marque appeared in person to report that are currently renovating their home including installation of a new septic system and interior renovations. Brandon reported that no response was received from the written notice left in their mailbox or via mail in response to written complaints received about the blighting including construction debris such as lumber and sheet rock left outside along with bicycles. Elizabeth requested they keep their property cleared of debris and construction materials everyday in accordance with Town regulations and further requested a timeline for construction completion.

Public Hearing #2- The owners of 52 N. Lake Shore Drive were not present to address the notice of blight conditions at their property which appeared in written notification in January 2024 of such condition which included trailers and a boat left on the grass of their property. No action was taken to date to improve the blight condition.

Public Hearing #3- The owners of 53 Mountainview were notified about water being pumped into the roadway. The owners reportedly contacted a contractor to obtain a general permit to address the water issue and will furnish a timeline to correct the issue.

Guests- None.

Approval of Minutes- Approval of January 17, 2024 Meeting Minutes tabled until new CSTD Board meeting.

Public Comment

Public Comment #1- Chris Reinke, 12 Bay View. Reported on the status of life guards that American Life Guards can not accommodate our request for life guards at the beach. Elizabeth reported CSTD previously had insurance with former staff but no longer after Covid hit and no longer had life guards. Elizabeth further reported that a minimum of 3 life guards are mandated for insurance purposes for a beach our size who need to be rotated out every 20 minutes. Jonathan stated life guards had a history of not paying enough attention to their jobs when on duty. David offered to help seek teenagers to recruit for life guard positions as needed.

Public Comment #2- John Merely, 21 Twilight Lane, reported he receive parking violations for blocking his neighbor's driveway and has taken pictures of other offenders. Elizabeth asked Mr. Meyerly to contact his neighbor who reported that his neighbor did not reply to him. Elizabeth stated Mr. Meyerly approach Elizabeth with vulgar language when she approached him about his boat parking. Elizabeth told Mr. Meyerly he can not parking in the CSTD Right-of-Way as per Town ordinances and he can call the police if his neighbor is blocking his driveway. Brandon followed up when contacted and is not in the office on weekends. Both resident will be notified that CSTD can and will tow and fine as needed.

Public Comment #3- A resident requested CSTD add additional boat docks for additional boat slips. Elizabeth replied CSTD had them 30 years ago and would have to trench the areas for new docks, however, First Light defined that request.

Public Comment- Jen Yamuder of 160 N. Lake Shore Drive commented that at 148 N. Lake Shore Drive has a ponding condition following demolition at that location. It was confirmed a demolition permit was filed and building permit is to follow. Brandon will follow up on the status of the permit as the existing ponding condition may lead to mosquito outbreaks and may require a safety fence around the area to keep people off the demolition site.

Treasurer's Report-

Travis read the Treasure's report aloud, copy attached, that was prepared by Norman. The report included an update on high yield investment strategies and he stated the new yield would increase from \$30,000 to \$80,000 (up \$50,000). Norman reported that the investments need to be FDIC insured and requires an additional signature card. Elizabeth reported that Luke and Peter confirmed the investments are FDIC insured and Norman replied that the 2 CSTD checking accounts, one for the water account and one for the CSTD account, have the same tax ID numbers which are over the \$250,000 maximum for each account. Elizabeth replied she was not copied on these meetings with the bank and requested to be notified in the future.

Travis read into the record the following CSTD bank account balances as of 11/30/23:

CSTD Operating (OP) account balance	\$ 236,883.57
CSTD Insured Cash Sweep (ICS) account balance	\$1,889,107.84
CSTD Other	\$ 408.99
Total CSTD Bank Balance	\$2,126,400.40
CS Water Department Operating (OP) account balance	\$ 87,251.54
CS Water Department Insured Cash Sweep (ICS) account balance	\$ 82,520.47
Total CS Water Department Bank Balance	\$ 169,772.01

Management Report-

1. Action List- Travis read through the status of the updated Action List provided on page 37 of the Board Agenda package. Alan reported that the back staircase work will commence this month. Flags will be replaced, the MS4 report in underway from the Town.
2. Work Order Report- Travis reported there is 1 work order currently open from 2016 regarding Charter Updates which the CSTD Board continues to work on. Elizabeth approved the removal of this Work Order.
3. Permit Requests- A permit was given to have a crane remove a tree on Mountainview Drive by a homeowner. Brandon reported that Eversource will remove tress from Longview and S. Lakeshore Drive in the Spring 2024.

Committee Reports-

1. Beautification- None.
2. Recreation- Elizabeth reported that sanding and painting of doors at the pump stations has not been performed on 1.5 years. Jonathan submitted a proposed recreation budget on 1/10/24 and provided a list of 2024 events including and easter egg hunt and band nights. Elizabeth reported that solicitations were not allowed on CSTD property.
3. Safety/Security- Alan provided a report on the speed hump replacement and new speed hump installation project and will distribute the list of proposed repairs to the Board. Alan provided an update on beach parking options including badges and printed picture ID's which may require changing the ordinance to include picture ID's in terms of short term rentals. David reported that Brandon has enough work without this project. Elizabeth reported volunteers may be helpful with the photo ID project proposed. Elizabeth made a **motion** to purchase a Fargo printer for a cost not to exceed \$2,590. Norman requested more information on who will oversee the project, how many are needed, and final costs. A vote was taken with 3 Board member in favor (Elizabeth, Alan and Jonathan) and 5 opposed (David, Larry, Norman, Tim and Robert) the motion did not pass. Alan reported he does not wish to be on the Safety Committee effective immediately. A **motion** was made by Alan and seconded by Elizabeth to have license plate numbers on Han tags with stickers. The motion carried unanimously. Larry spoke to the police about security issues and will update the Board at the March 2024 meeting. Norman requested to send residents notices regarding key fob protective measures such as a Faraday-type envelope for key fobs. Alan reported when doors are locked with new cars, the sideview mirrors tilt in which car thieves know about.
4. Ordinance- Chris Reinke of 12 Bayview is working with David to update parking ordinances regarding identifying Tow truck phone numbers and will provide an update at the Board's March 2024 meeting.

5. Landscaping Report- Elizabeth reported that fences were repaired, tree branches have been chipped, decoy coyotes were installed, trails are being maintained and a swim dock will be in place this year. A **motion** was made by Alan and seconded by Elizabeth to buy the pre-owned dock for a cost not to exceed \$8,500. All voted in favor and the **motion** carried. Alan reported here was small fire caused by a faulty outlet at the entrance island. The fire department was contacted by Scalzo and Hansch made the proper repairs.
6. Sewer Committee Report- Tim had no new reports. Tim mentioned as previously reported that WPCA is planning to send out a sewer survey in the near future evidencing that WPCA stills considers sewer proposals to be actively pursued. The CSTD sewer committee has prepared an updated video for residents to view should the survey be distributed.
7. Water Plan- Discussion on water quality issues took place under Old Business later in the meeting which appears below under Water Treatment Updates.
8. Harbormaster- None.

Administration- The date for the Budget Hearing was discussed. Norman requested additional time to prepare the proposed budget and to review the budget strategy in light of the upcoming Easter and Passover holidays. Elizabeth was not inclined to change the date. May 11th is the Annual Meeting date at 10:00am. The Budget Hearing date of April 20 at 9:00am was already booked and the alternate date was established as April 18, 2024 at 7:30pm. Travis proposed to hire a Capital review company.

Review/Appoint Board Member- After review of applications received to fill the vacant Board Director position, Robert made a **motion** to accept Angelo Aldana's application and the motion was seconded by Tim. A vote was taken and passed by a 6 to 0 margin with 2 abstentions (Robert, David, Tim, Larry, Norman and Jonathan voted yes, Elizabeth and Alan abstained). The motion carried.

New Business- Alan made a **motion** and Elizabeth seconded regarding the Connecticut Fence 1-year increment proposal with a maximum renewal option for up to 3 years pending legal approval. The Board unanimously voted in favor, motion carried.

Elizabeth made a **motion** and Alan seconded for Bartlett Tree Experts to remove a tree at 51 S. Lake Shore Drive. The Board voted unanimously in favor, motion carried.

Old Business-

1. Speed Hump Update- Previously discussed above.
2. AirBNB Discussion- David spoke to Laura Barkowski and Tom Beecher about supporting the Town ordinances.
3. Water Treatment Update- Elizabeth requested that she be notified along with Travis and the Executive Board of any meetings involving third parties. David reported that he met with representatives of Aquarion on February 16, 2024 with Tom Thomasak on site for a questions and answer discussion about the CSTD water system to help gather necessary information that Aquarion was requesting. The Water Committee, established at a previous Board meeting, previously requested and was granted permission to speak with Aquarion, in an effort to advance water related discussions. Alan raised concerns over security of the water system. Elizabeth shared a recent article about Aquarion and their current dealings with the State and Eversource. Tim reported Aquarion has a list of over 19 questions they are seeking answers to from CSTD. Elizabeth requested a copy of the questions which Tim will share. David reported that all of the Board was informed of discussions with Aquarion and no previous questions were raised on discussions with Aquarion. Elizabeth stated that a Water Committee was never formed. Angelo and Robert stated that the CSTD Board created a Water Committee at the October CSTD Board meeting where Robert made a motion to create a Water Committee. They further stated that the Water Committee was created by the Board President and the Board and has not been dissolved as a Committee. Tim reported past minutes reflected the creation of the Water Committee.

Second Public Comment-

Kelly Lane, 23 Skyline Drive, as former CSTD Board member and resident reported on discussions of a Water Committee at the December Board meeting.

The next regular CSTD Board meeting is scheduled for Wednesday, March 20, 2024, 7:30pm.

Executive Session- None.

Adjournment- Alan made a motion to adjourn the regular Board meeting at 9:45pm. Seconded by Jonathan. All in favor, motion carried.