

*(Draft minutes subject to Board approval. Edits and approvals can be made and found in succeeding minutes.)*

**Candlewood Shores Tax District Regular Board Meeting Minutes - November 20, 2024 *Draft***

Location: Clubhouse

**Call to Order at 7:30pm**

**Roll Call by Robert:**

<b><u>Roll Call by Robert:</u></b>	<b><u>Attendance</u></b>
Angelo Aldana- President	Present
Joseph Rizkallah- Vice President	Present
Norman Edelson- Treasurer	Present
Jonathan Lepler- Director	Present
Timothy Cicchese- Director	Present- On line
David Samuels- Director	Present
Douglas Jenks- Director	Present
Michael Walsh- Director	Present
Robert Yamuder- Secretary	Present

Travis Hyatt, Regional Manager- Scalzo Present

Brandon Hyde, CSTD Office Manager Present

Pledge of Allegiance lead by Angelo Aldana.

**Public Hearings-** None.

**Guests-** None.

**Approval of Minutes-** Michael made motion to approve. Angelo seconded. All in favor, motion carried.

**First Public Comment Period**

**Public Comment #1-** (remotely) Kelly Lane on behalf of Elizabeth Longworth, 1 South Lake Shore Drive, commented on the format of committee minutes. Remote connection was sporadic.

**Treasurer's Report- Norman Edelson, Treasurer**

Norman read his report into the record including the status of CD investments and the following CSTD bank account balances as of 10/31/24:

Total CSTD Bank Balance	\$2,194,146.82
Total CSW Water Department CD Bank Balance	\$ 177,127.94

### **Management Report-**

1. Action List- SPM provided a report based on the previous month's action list.
2. Permit Requests/Compliance Discussion- None.

### **Committee Reports-**

1. Beautification – No update.
2. Recreation – Jon Lepler reported Food Drive yielded 3 car loads of food and lots forward to even more in 2025. On December 15th, Santa will visit Clubhouse to meet children. A donation of \$300 to the Candlewood Fire Department was discussed. A **Motion** to donate \$300 to the Candlewood Fire Department was made by Joe and seconded by Angelo which was unanimously approved. The 2024 Holiday Lighting event will be held on December 18th at the ball field. Planning of future events includes ladies Night, chili cook-off and band nights.

Angelo recommended purchasing exterior sconces at Clubhouse entrance and add signage with the CSTD logo. A **Motion** was made to purchase 2 sconces and a banner with the CSTD logo at the entrance to the Clubhouse by Norman and Seconded by David which was approved unanimously.

3. Safety/Security – Jon Lepler held meeting where Alan Owen priced security cameras. Jon Reminded residents to lock cars and suggested neighbors share Ring cameras as needed.
4. Ordinance – David held meeting November 13th to discuss updates the Noise and Parking ordinances and is updating other ordinances for the December Board meeting. Angelo suggested Bert Coleman be contacted to discuss future ordinances regarding septic systems.
5. Landscaping Report – Travis is working with Adam regarding pick up of sticks and leaves.
6. Harbor Master – Ron Shepard reminded residents that any kayaks left on the racks will be removed and stored behind the Clubhouse.
7. Blight Panel – David requested that residents contact the Blight Committee with any blight issues. Travis will send David comments he received to date.

### **Administration:**

### **New Business-**

1. Road Maintenance – Tim and Jon continue to work on road maintenance issues and Jon distributed a color map depicting the prioritization of roadway conditions in need of milling and paving by a future paving company. Roadway work will include drainage, curbs and striping issues. Catch basins have been listed and are maintained by Connecticut Fence and Gate. Jon consulted his neighbor who was a former highway superintendent and a street-by-street budget was compiled. The largest street in need of maintenance is North Lake Shore Drive which has been on hold for utility upgrades. Curb installation is reportedly expensive and blacktop can be repaired in areas as needed. Tim and Jon are working on a long range capital plan and will look into getting paving proposals.

2. Absentee Voting – Doug reported that the Board previously approved \$2,500 to retain Tom Beecher regarding Absentee Voting. These earmarked funds were not spent as Tom Beecher was contacted and explained Absentee Voting is not allowed in Tax Districts. Doug suggested the Board seek other options. SPM reported that the Governor passed a law concerning on-line voting and David opined that he believed that was for early voting. Angelo suggested the Board looking into the difference between audio and visual voting.

3. Erosion Control – This permit discussed is currently with the ordinance committee for further discussion.

4. Cable Consulting Agreement- Travis presented an update on revenue sharing options and suggested Trustees may join a call with Travis on future contact with the consultant if the Board finds option worth exploring. Agreements have been discussed in the past. Norman inquired about the data speeds offered by the cable companies (Frontier, Spectrum, or others). Door-to-door solicitations are not allowed in the District and signage should be re-posted stating such.

5. Water Consumption (Item Added)- Angelo reminded residents about the Governor Lamont's drought advisory directive regarding reducing water consumption during periods of limited rainfall experienced in our region and ask for voluntary compliance with water conservation steps including fix water leaks at home, avoid car washing and voluntarily refrain from lawn watering. SPM reported that water leaks can be detected in the water supply system leading to advanced warning to make necessary repairs as quickly as possible. A red flag alert is in effect meaning fire hazard conditions are high for residents to refrain from having open flames such as fire pits in use or brush burning. A **Motion** was made concerning water preservation with no open fires allowed by Angelo and Seconded by Norman which was unanimously approved.

### **Old Business-**

1. Clubhouse Garage Update- Awaiting proposals from multiple vendors.

2. Line Painting Update- Awaiting proposals from additional vendors contacted.

### 3. Water Treatment Update- Asset Management Plan and Financial Plan Discussion –

Angelo reported that the initial Lead service inventory was filed on time by Scalzo on Oct 16.

Angelo then reported on the Board Action Plan for water. The engineers provided a 64 page draft report on the PFAS/Nitrate Filtration Plant. The Board is reviewing the report and Angelo will meet with the engineers to go over questions and comments. There are two main financial concerns: funding the cost to build the plant and paying for ongoing filtration operations. As to building the plant, Angelo said CSTD may be able to offset up to \$2M from State loans and grants. As to ongoing expenses, those costs would have to be funded by water revenues from the community, which it looks like would need to increase.

Another item being worked on is the Asset Management Plan. It is a key document, as it is a requirement for State financial assistance, and will be used to calculate the amount of reserves needed to operate the water dept. Angelo is meeting with Mike Hage in December to go over the Asset Management Plan.

As to Aquarion, they are in the process of being acquired, they may announce a buyer before year end. Angelo does not expect them to make any formal proposal until after they announce who will own Aquarion. Any buyer would have to be approved by PURA, the State agency that regulates them.

Once we finalize the engineers report and get all cost estimates, as well as Aquarion s proposal, we should be in a position to evaluate options and make a recommendation as to which option is best for CSTD.

Water Rates- Water rates were analyzed and Angelo reported current water rates are not covering operating costs. Therefore, Angelo recommended the Board consider raising the minimum usage fee from \$72 to \$79 for an average water bill increase to the average home of 5-7%. Doug agrees and reported rate increase would take effect in March 2025. A

**Motion** was made to increase the base water rates as described above by Norman and Seconded by Jon which was approved unanimously.

**Second Public Comment**- None.

**Executive Session**- At 8:29pm, Jon made a **Motion** to enter into Executive Session to discuss correspondence received and a legal/employee matter which was seconded by Angelo. The Motion was unanimously approved by the Board. At 8:49pm, a **Motion** was made by Jonathan to exit Executive Session which was seconded by Robert. The Board unanimously approved the Motion.

**Adjournment**- Jon made a **Motion** to adjourn the Regular Board meeting at 8:50pm which was Seconded by Robert. All in favor, motion carried, meeting adjourned.