



Candlewood Acres
A Holding Corp.

Candlewood Acres Holding Corp
PO Box 5030
Brookfield, CT 06804

2020-2021 CAHC Board Accomplishments in spite of Covid 19

- With the purchase of a laptop, created a corporate computer where all CAHC documents can be accessed and safely stored in the Microsoft Cloud for future reference.
- Built a community website where many of these same documents which previously had been unavailable to property owners without a request to a board member, may now be accessed by simply going to the website. Meeting minutes, historical CAHC documents and more.
- With the website built, it now allows homeowners the ability to pay with their credit card if they so choose.
- Established a logo and corporate stationery upon which all CAHC documentation should use as any other corporation does.
- All homeowners have a file where their payments, hold harmless and dock slip information is contained making it easy for the next board to look up transactional history
- Out of the many boxes the prior board provided, many documents were not in date order, making them difficult to locate. Over the course of organizing and scanning them into the corporate computer, they are now collated in a single folder. So, for example, all board minutes from 2016-2019 are in a single folder organized by meeting date and year. Allowing the next Secretary to easily look up minutes. The digitizing and organizing of the corporate documentation still continue.
- With the exception of a handful of homeowners, some of whom do not use the beach, nearly all homeowners are in compliance with the hold harmless verifying that they have read the beach rules and understand the risks associated. Further, all tenant residents have provided signed hold harmless forms as well as proof of renters insurance that names CAHC as an interested party. This benefits everyone in the community.
- In the unlikely event of an audit, all tax returns from 2002-2020 are now digitized and in folders organized in year order. The original signed 2016 tax return was also located.
- Established a budgeting system using expanded cost centers making it easy and transparent to see where and how money is being spent on your behalf.
- When homeowners asked, we responded. These are the following improvements made in the last sixty days:
 - New dock gate installed made of aluminum that will not rust



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- Concrete dock slab has had rebar, rocks and concrete added to its base to stabilize it and had a water sealer applied
- Installed a geese deterrent system which is operational and working. With a device also located on the swim platform. The geese on the beach has been greatly reduced
- Entire gate around the beach, the stairs, walkway, and swim platform have all been power washed
- The wooden swing gates have been stained and it needed repair. Thanks to resident Sal Fermo, it's been repaired at no charge to the community. Thanks Sal!
- A new towing company has been established and new signs will be forthcoming and are being created. They will be hung as soon as they are ready
- Flowers and all paper used in the community mailers during were donated to the community by Jamal Hadi and Katharine Vuille
- Homeowner Nick Stein created a coyote scarecrow for the swim platform hoping to keep straggler geese, ducks and blue herons off. Thanks Nick & Geri!

There's always more to do, but the CAHC Executive Board wishes to thank all homeowners who volunteered some time or contributed in some way trying to help during this challenging time for everyone during Covid 19 restrictions. Looking forward to a better summer in 2021.

CAHC Executive Board