



Candlewood Acres
A Holding Corp.

June 3, 2021

Candlewood Acres Holding Corp
PO Box 5030
Brookfield, CT 06804

Annual Community Meeting Details & Agenda

Date: Sunday, June 13, 2021

Time: 11AM - 12:30PM

Location: Portuguese Cultural Center 65 Sandpit Rd. Danbury, CT 06810

This location was selected solely because of its size and ability to hold a modest in person gathering while continuing to safely social distance. Masks must be worn to enter and exit the building and to attend the meeting. Once you are seated you may remove your mask.

The meeting will stay on topic per the agenda below as stated in the bylaws as there's a lot to cover in 90 minutes. No new business will be addressed since the agenda items all pertain to old business with the community unable to meet due to the pandemic. The meeting will be held in accordance with Standard Code of Parliamentary Procedure and Roberts Rules of Order.

Agenda Items & Order of Business

- Roll Call
- Confirm the presence of a quorum
- Read the minutes from April 16, 2021
- Review/Update on improvements or changes in the community
- Resuming Meetings and the challenges posed: the board continues to not have email addresses for many members making a single form of communication or virtual meetings with all homeowners difficult



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- Explanation of new cost centers, budget projections and why Insurance and some other general operating expenses were moved: President & Vice President
- Review of CAHC Financials for 2020 and Financials to Date for 2021: Treasurer, President, Dock Chair and Beach Chair
 - Dock financials
 - Beach financials
 - Overall operating financials
 - Questions from homeowners
- Bylaws Amendments-Bylaws Chair
 - Open forum discussion Q &A with the community attendees
 - If a quorum is present, vote on the bylaw amendments
 - Review the votes real time
- Board Positions Open: Any nominations for the positions of Secretary and Community Interest Chair to fill in until next elections
- New Board Elections Date set for Sunday, October 17, 2021, with a full transition to new board members to be completed by December 15, 2021. Please submit nominations or nominate yourself
- Closing Comments or questions to the board from homeowners

Meeting Adjourns