



CANDLEWOOD LAKE AUTHORITY

Member Municipalities: Brookfield • Danbury • New Fairfield • New Milford • Sherman

PO BOX 37 • SHERMAN, CT 06784 • P (860) 354-6928 • F (860) 350-5611

Minutes of CLA Regular Meeting Wednesday, June 10, 2026 - 7:00PM via ZOOM

ATTENDING:

R. Paladino Sherman
D. Cushnie Sherman
M. O'Connor Sherman

ABSENT:

J. Main (7:02pm) New Fairfield

J. Archer New Fairfield

M. Gaffey Brookfield
W. Meikle Brookfield
B. Lohan Brookfield

E. Siergiej Danbury
S. McColgan Danbury
J. Laughinghouse Danbury

S. Kluge New Milford
M. Toussaint New Milford

J. Wodarski New Milford

M. Howarth, Executive Director
N. Mellas, Chief
N. Stalter, Director of Ecology
S. Licht, Director of Ecology
M. Gasperino, Operations Manager

Recorder: M. Howarth

Guests: 2

Chairman, Martin O'Connor, called the meeting to order at 7:03 pm.

PUBLIC COMMENT

None

CONSENT AGENDA

Martin O'Connor made a motion to approve the consent agenda, seconded by Bill Lohan, all voting in favor.

TREASURER (Will Meikle)

Will noted the CLA is in solid financial shape with 1 month to go in the Fiscal Year, a large piece of that is due to generous donations by the public. The CLA is selling its used vessels that have been taken out of service.

*Will Meikle made a motion to transfer the proceeds from any vessel sales to the capital fund, for future capital purchases, seconded by **Mark Toussaint**, all voting in favor.*

Will presented options to purchase a boat lift for the science boat that Doug Cushnie and Mark Howarth had performed research and analysis on.

*Will Meikle made a motion to approve the purchase of a FLOE VSD 10,000 boat lift for a not to exceed price of \$30,000 seconded by **Marianne Gaffey**, with all voting in favor.*

PUBLIC SAFETY (Mark Howarth)

Martin noted the Bill Licht resigned from the CLA Board in accordance to our pending HR policy. Mark noted that the PWCs are in and being outfitted with the proper blue lights, sirens and graphics and should be in service soon. He also mentioned that the body armor has arrived.

Chief Mellas said the summer has been eventful so far. The CLA Marine Patrol was first on scene for a boat on fire and rescued 6 people from the boat. The Danbury FD was quickly on scene as well to put the fire out. A good Samaritan was also there on a PWC to assist. There was another incident that we responded to that required first aid. We have had a number of boat tows. Four of our officers are being recognized by the Danbury FD on June 13th, for being the first responders for an accident last year.

EQUIPMENT & FACILITIES (Michael Gasparino)

Michael noted that we had some high winds that moved a few buoys, which have all been repositioned. All Boats are in the water and all is going well. Mark H. noted that the research vessel will be going in for its 20-hour service next week.

PUBLIC AWARENESS (Mark Howarth)

Mark noted that the Clean Up Day went well and he thanked Mark Rasmussen for taking the lead in organizing the event again this year. He met with Mark Rasmussen following the Clean Up Day to discuss what went well and what we may want to change in the future.

The Sherman Memorial Day parade was rained out, and we are looking at other possible events to take part with the local Candlewood municipalities. We are filming additional educational videos on the 17th and we have several ready to go from last year that haven't been released yet.

WATERSHED MANAGEMENT (Steve Kluge)

Neil introduced Sofie Licht as our new Director of Ecology. Neil confirmed this will be his last meeting.

Mark H also welcomed Sofie and thanked Neil for his time with the CLA. Steve Kluge thanked Neil as well. Steve presented a video clip and photos of the new research vessel and discussed the functionality of the boat. He noted the multi functionality of the vessel as it was used to reposition buoys.

ADJOURN

*Martin O'Connor made a motion to adjourn the meeting, seconded by **Marianne Gaffey**, all voting in favor.*

The meeting adjourned at 7:43 pm.

Respectfully submitted,



Joan Archer, Secretary
Dee Wright, Administrative Coordinator



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**Martin W. O'Connor, Chair
Candlewood Lake Authority**

June 10, 2026

Municipalities

We are pleased that three of the municipalities' budgets have been approved. This will allow us to move forward as planned with our FY27 operating budget.

Committees

Continue to check in with the committees that meet regularly, with no significant concerns to report.

Attended an HR meeting to confirm the offer letter to the individual for the new Director of Ecology & Environmental Education replacing Neil Stalter. Pleased, the individual selected has accepted our offer and will start in June.

Financials

Financial position remains positive as we wrap up our fiscal year. Our Treasurer notes no concerns regarding our current financial position.

Other:

We continue to meet with our attorney, as we look at possible legislative changes affecting both the public safety and environmental protection on the lake.

The Memorial Day Holiday parade in the Town of Sherman was canceled due to rain. We will continue to look for other such events to attend, possibly over the 4th of July holiday.

The annual lake clean-up day was held on the 16th of May and was well supported. A special thank you to the Town of New Fairfield Public works team.

Martin W. O'Connor

June 10, 2026

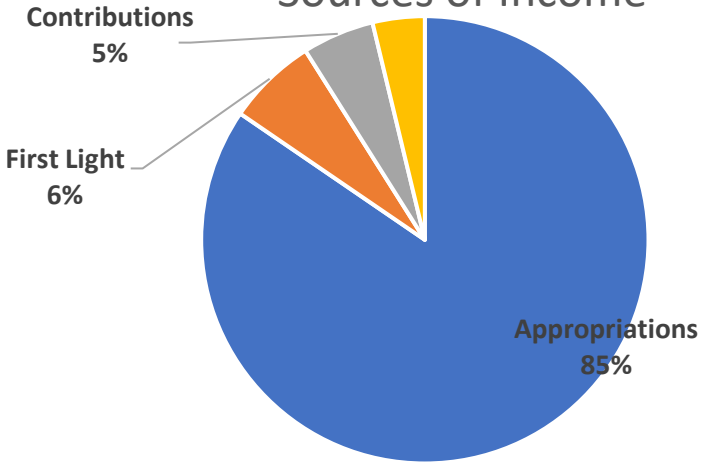
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Finance Committee Financial Results May 2026

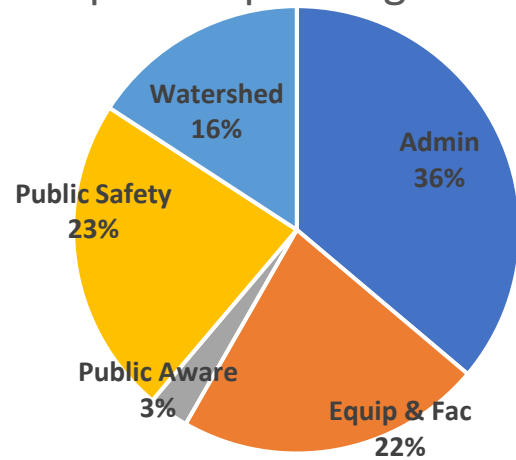


Income & Expense Overview

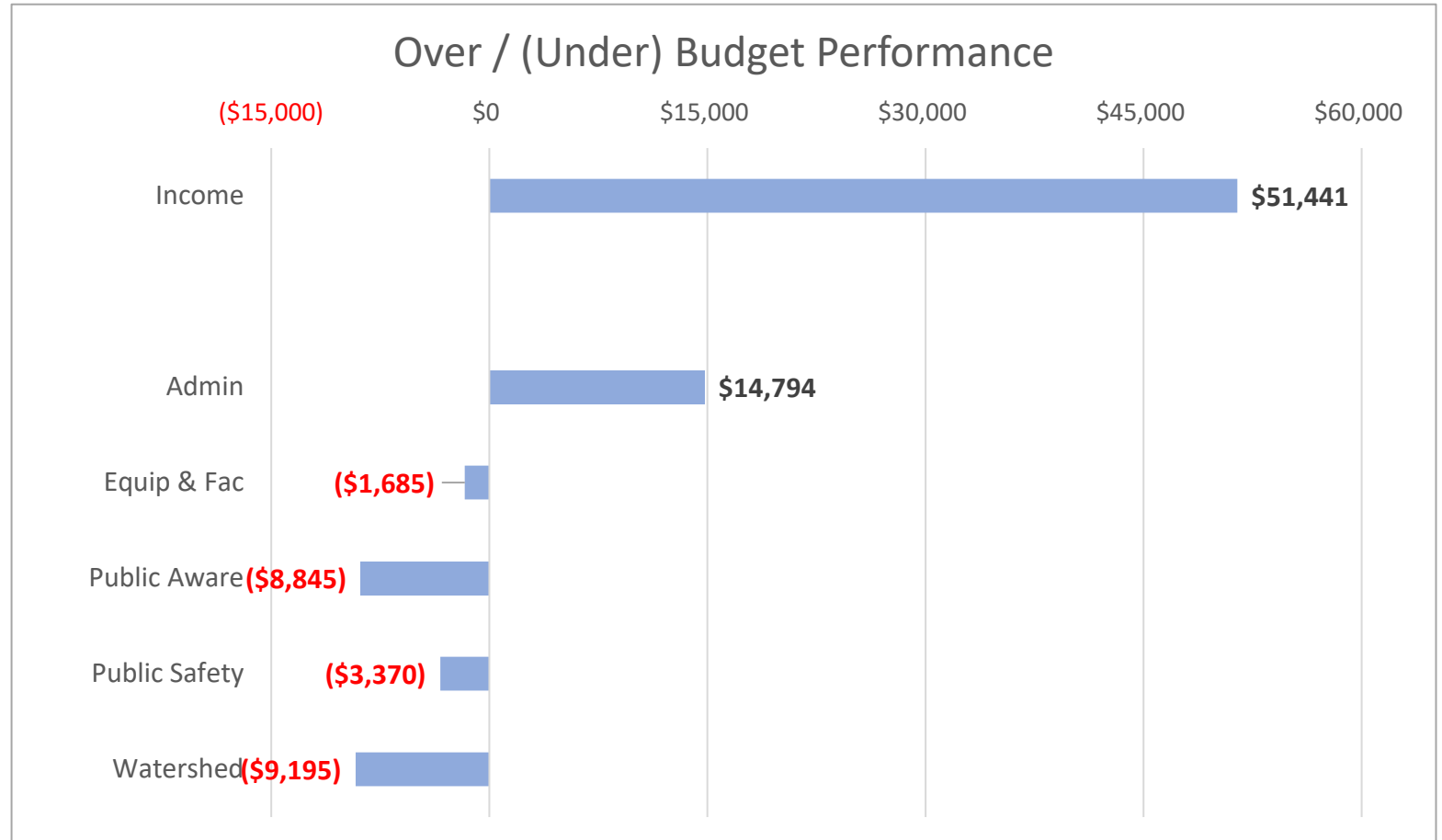
Sources of Income



Expense Spending Profile



Over / (Under) Budget Performance



Operational Income & Expense Summary

May 2026 Results	YTD Budget	YTD Actual	O / (U) YTD Budget	% of YTD Budget	FY Budget	FY Forecast	O / (U) FY F'cst	% of FY Budget
Income	\$766,000	\$817,441	\$51,441	107%	\$757,500	\$808,941	\$51,441	107%
Expenses								
Administration	\$265,703	\$280,497	\$14,794	106%	\$273,855	\$288,649	\$14,794	105%
Equipment & Facilities	\$139,186	\$137,501	(\$1,685)	99%	\$167,590	\$165,905	(\$1,685)	99%
Public Awareness	\$20,000	\$11,155	(\$8,845)	56%	\$22,000	\$13,155	(\$8,845)	60%
Public Safety	\$163,754	\$160,384	(\$3,370)	98%	\$174,280	\$170,910	(\$3,370)	98%
Watershed Management	\$127,441	\$118,246	(\$9,195)	93%	\$119,775	\$110,580	(\$9,195)	92%
Total Expense	\$716,084	\$707,783	(\$8,301)	99%	\$757,500	\$749,199	(\$8,301)	99%
Other Income/(Expense)	\$0	\$4,754	\$4,754		\$0	\$4,754	\$4,754	
Operating Surplus/(Deficit)	\$49,916	\$114,412	\$64,496	229%	\$0	\$64,496	\$64,496	-
* Accrual Basis Accounting								

Forecast = YTD actuals + (FY Budget - YTD Budget)

Key Drivers of the deltas to Budget



Income: Well ahead of budget driven Donations, Interest Income, Vessel sales, and a CIRMA rebate.



Administration: Over budget driven by Professional Services (Legal & HR Services), CLA event and offset by rent, workers comp and benefits.



Equipment & Facilities: Under budget driven by Utilities and Base Repairs expenses offset by Wages.



Public Awareness: Under budget on Subscription Services, Events and offset by Fundraising Expenses.



Public Safety: Under budget driven by Wages, Training and Fuel costs, offset by Technology, and Equipment expenses.



Watershed: Under budget driven by Professional Services and Equipment costs offset by Water Testing costs.

Committee Details



Income Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Income						
901 · Appropriations	0.00		651,000.00	651,000.00	0.00	651,000.00
902 · Contribution from FirstLight	0.00		50,000.00	50,000.00	0.00	50,000.00
903 · Interest	2,043.82	1,000.00	31,998.94	24,000.00	7,998.94	25,000.00
911 · Miscellaneous Income	0.00		11,969.68	0.00	11,969.68	0.00
912 · Contributions and Donations	681.65	1,000.00	50,822.05	34,000.00	16,822.05	35,000.00
915 · Sponsorship -programs/activitie	6,000.00	0.00	19,400.00	5,000.00	14,400.00	12,000.00
916 · Lake Patrol Services	0.00	0.00	0.00	0.00	0.00	2,000.00
917 · Buoy Contract	1,250.00	1,000.00	2,250.00	2,000.00	250.00	2,000.00
Total Income	9,975.47	3,000.00	817,440.67	766,000.00	51,440.67	777,000.00



Administration Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Administration						
100 · Executive Director - Wages	8,275.00	8,275.00	91,025.00	91,025.00	0.00	99,300.00
101 · SS/Medi/CTUC	2,528.13	2,593.34	27,368.12	28,705.68	-1,337.56	31,500.00
101A · Workers Comp Insurance	0.00	0.00	4,844.00	4,835.00	9.00	4,835.00
102 · Exec Dir - Fringe Benefits	1,443.48	1,347.92	14,750.78	14,827.12	-76.34	16,175.00
110 · Admin. Coordinator - Wages	2,774.05	3,081.25	33,288.60	33,893.75	-605.15	36,975.00
112 · Admin Cor - Fringe Benefits	1,186.22	1,201.67	11,994.10	13,218.37	-1,224.27	14,420.00
113 · Insurance	0.00	0.00	12,371.64	12,000.00	371.64	12,000.00
114 · Telephone	275.00	300.00	2,975.00	3,300.00	-325.00	3,600.00
115 · Office Supplies	111.43	491.67	4,120.29	5,408.37	-1,288.08	5,900.00
116 · Postage	0.00	62.50	132.42	687.50	-555.08	750.00
117 · Audit	0.00		8,000.00	8,000.00	0.00	8,000.00
118 · Professional Services	2,936.70	1,545.83	36,601.62	17,004.13	19,597.49	18,550.00
119 · Bank and Service Fees	189.59	210.00	2,242.15	2,310.00	-67.85	2,500.00
121 · Expenses	95.70	83.33	4,890.96	916.63	3,974.33	1,000.00
122 · Internet Access	0.00	100.00	1,583.27	1,100.00	483.27	1,200.00
124 · Technology Hardware & Services	947.15	833.33	12,011.13	9,166.63	2,844.50	10,000.00
161 · Office Rent	1,133.00	1,755.00	12,298.00	19,305.00	-7,007.00	21,060.00
Total Administration	21,895.45	21,880.84	280,497.08	265,703.18	14,793.90	287,765.00



Equipment & Facilities Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Equipment and Facilities						
200 · Personnel - Wages	0.00	0.00	1,000.00	2,000.00	-1,000.00	2,000.00
210 · Operations Manager - Wages	4,216.00	3,810.00	44,857.00	41,920.00	2,937.00	45,730.00
212 · Ops Mgr - Fringe Benefits	100.00	100.00	1,150.00	1,100.00	50.00	1,200.00
221 · Sherman Base - Repairs/Maint	0.00	250.00	1,492.79	2,750.00	-1,257.21	3,000.00
222 · Utilities - electric	0.00	520.00	1,820.65	5,720.00	-3,899.35	6,240.00
223 · Internet and Security Systems	0.00	20.83	1,128.82	229.13	899.69	250.00
226 · Work Boats	277.78	500.00	5,702.27	5,500.00	202.27	6,000.00
227 · Vehicle	0.00	166.67	2,726.60	1,833.37	893.23	2,000.00
228 · Dock and Trash Pick Up	0.00	41.67	20.74	458.37	-437.63	500.00
231 · Buoy Maintenance	266.00	0.00	2,601.74	2,675.00	-73.26	2,675.00
261 · Capital Replacement Fund	0.00		75,000.00	75,000.00	0.00	75,000.00
Total Equipment and Facilities	4,859.78	5,409.17	137,500.61	139,185.87	-1,685.26	144,595.00



Public Awareness Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Public Awareness						
414 · Subscription services	0.00	416.67	1,506.64	4,583.37	-3,076.73	5,000.00
415 · Events and Displays	0.00	583.33	1,522.65	6,416.63	-4,893.98	7,000.00
417 · Fundraising	0.00	2,000.00	5,657.58	5,000.00	657.58	6,000.00
421 · Shoreline Cleanup	2,468.15	4,000.00	2,468.15	4,000.00	-1,531.85	4,000.00
Total Public Awareness	2,468.15	7,000.00	11,155.02	20,000.00	-8,844.98	22,000.00



Public Safety Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Public Safety						
300 · Lake Patrol Wages	6,854.32	5,164.58	55,305.52	56,869.36	-1,563.84	64,540.00
301 · CLAMP Chief Salary	3,537.50	3,537.50	38,912.50	38,912.50	0.00	42,450.00
311 · Boat Maintenance and Reimburse	0.00	1,560.00	19,803.87	19,940.00	-136.13	21,500.00
312 · Gas and Oil	0.00	2,381.36	18,897.24	21,885.37	-2,988.13	25,900.00
313 · Insurance	0.00	0.00	10,541.36	10,925.00	-383.64	10,925.00
314 · Training	0.00	1,040.00	186.89	5,610.00	-5,423.11	5,610.00
318 · Miscellaneous	0.00	100.00	938.41	900.00	38.41	1,000.00
320 · Technology HW & Services	0.00	362.00	8,547.42	3,982.00	4,565.42	4,345.00
321 · Radio & Equipment	0.00	1,000.00	4,675.65	1,810.00	2,865.65	1,810.00
322 · Uniforms	1,904.50	0.00	2,575.50	2,920.00	-344.50	2,920.00
324 · CLAMP Services - Fireworks	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Public Safety	12,296.32	15,145.44	160,384.36	163,754.23	-3,369.87	183,000.00



Watershed Management Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Watershed Managment						
500A · Director of Ecology Wage	6,112.50	6,112.50	67,237.50	67,237.50	0.00	73,350.00
502 · Dir. Ecology - Fringe	1,386.39	1,280.00	14,071.25	14,080.00	-8.75	15,360.00
511 · Lake and Stream Monitoring	0.00	2,533.33	10,733.16	12,666.65	-1,933.49	15,200.00
512 · E-Coli Bacteria Testing	0.00	500.00	2,980.25	2,500.00	480.25	3,000.00
513 · Research & Experimental Project	0.00	333.33	168.12	1,666.65	-1,498.53	2,000.00
514 · Travel	0.00	250.00	2,734.21	2,750.00	-15.79	3,000.00
515 · Equipment and Supplies	0.00	200.00	414.45	2,300.00	-1,885.55	2,500.00
517 · Science Boat	0.00	800.00	0.00	1,600.00	-1,600.00	2,530.00
518 · Insurance	0.00	0.00	0.00	200.00	-200.00	200.00
531 · Professional Development	0.00	0.00	4,406.71	7,000.00	-2,593.29	7,000.00
532 · Engineering and Consulting	0.00		15,000.00	15,000.00	0.00	15,000.00
599 · Miscellaneous	0.00	45.00	500.00	440.00	60.00	500.00
Total Watershed Managment	7,498.89	12,054.16	118,245.65	127,440.80	-9,195.15	139,640.00

Other (Restricted Grants) Income/Expense Details

	<u>May 26</u>	<u>Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Delta</u>	<u>Annual Budget</u>
Other Income/Expense						
Other Income					0.00	
900-21B · DEEP AIS (Lake Steward)	<u>0.00</u>	<u>0.00</u>	<u>24,136.20</u>	<u>15,000.00</u>	<u>9,136.20</u>	<u>20,000.00</u>
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>24,136.20</u>	<u>15,000.00</u>	<u>9,136.20</u>	<u>20,000.00</u>
Other Expense						
800-21B · DEEP AIS (Lake Steward)	<u>0.00</u>	<u>0.00</u>	<u>19,381.80</u>	<u>15,000.00</u>	<u>4,381.80</u>	<u>20,000.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>19,381.80</u>	<u>15,000.00</u>	<u>4,381.80</u>	<u>20,000.00</u>
Net Other Income / (Other Expense)	<u>0.00</u>	<u>0.00</u>	<u>4,754.40</u>	<u>0.00</u>	<u>4,754.40</u>	<u>0.00</u>

Capital Summary Status

Capital Summary for Fiscal Year 2025/2026		
	Fund Balance	Unencumbered
Opening Balance as of July 1, 2025	\$575,236	\$344,346
Appropriations		
Annual Capital Appropriation (July 2025)	\$75,000	\$75,000
First Light Donation (Oct 2025)	\$40,000	\$40,000
First Light Donation (Feb 2026)	\$60,000	\$60,000
Capital Planned Expenditures		
Silver Ships 3 (\$250,000 - Sep 2023)	(\$182,888)	
Science Vessel (\$285,000 - Oct 2025)	(\$279,271)	(\$279,271)
Truck (\$48,000 - Apr 2025)	(\$45,655)	
Ballistic Vests (\$24,000 - May 2026)		(\$24,000)
Sherman Base Roof (\$10,000 - Aug 2025)	(\$5,300)	(\$5,300)
Hoist (\$2,000 - Apr 2025)	(\$1,221)	
Antennaes (\$6,000 - Dec 2024)	(\$1,125)	
PWC's (\$40,000 - Feb 2026)	(\$1,000)	(\$40,000)
Closing Balance as of May 31, 2026	\$233,776	\$170,775

Items is () show amount & when CLA Board approved the expenditure

Reconciliation	
Capital Fund Balance	\$233,776
Ballistic Vests	(\$24,000)
PWC's	(\$39,000)
Unencumbered Balance	\$170,775

Balance Sheet Summary & Details

	May 31
ASSETS	
Current Assets	
1120 · USB Checking -0212	578,332.65
11000 · Accounts Receivable	1,250.00
Total Current Assets	579,582.65
TOTAL ASSETS	617,315.07

	May 31
Liabilities	
2000 · Accounts Payable	872.50
2500 · Accrued Expenses	2,320.00
2700 · Deferred Grant Income	
2700B · Grass Carp	4,981.00
2700 · Deferred Grant Income	0.00
Total 2700 · Deferred Grant Income	4,981.00
700 · CapitalProject Fund	233,775.56
Total Liabilities	241,949.06

	May 31
Equity	
3200B · Restricted	
3200B 1 · Education Programs	8,698.19
3200D · Assigned	
3200D 1 · HMS Initiatives	8,443.71
3200D 2 · Lake Incentives	32,586.21
3200D 3 · Buffer Garden	0.00
Total 3200D · Assigned	41,029.92
3200E · Unassigned	211,225.55
Net Income	114,412.35
Total Equity	375,366.01
TOTAL LIABILITIES & EQUITY	617,315.07

Accounts Receivable	
DEEP (Buoy Installation)	\$1,250.00
Total Accounts Receivable	\$1,250.00

Accounts Payable	
Galls, LLC	\$872.50
Total Accounts Payable	\$872.50

Accrued Expenses		
Website Refresh	July 2024	\$2,320.00
Total Accrued Expenses		\$2,320.00



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June 10, 2026
Executive Director
Mark Howarth

Monthly Report

- This is a time of transition here at the CLA as we say goodbye to Neil, who is departing the CLA after 8 years, and we welcome Sofie, the new Director of Ecology of the CLA. She has been working closely with Neil this week to learn as much as she can from him about the role and ensure a smooth handoff before his last day on Friday.

- We had a successful Candlewood Lake Clean Up again this year, happening on May 16th. The weather was perfect and we had a nice turnout of boats and volunteers to help clean the shoreline. Thankfully, most volunteers reported that there wasn't as much trash out there as they



had thought there may have been, especially after we had to cancel last year due to the weather. We were happy to hear that! Thank you to the area businesses and restaurants who helped make this event possible, and most of all, thank you to Mark R for again taking the lead on organizing the event and doing a fantastic job!

- I went down to the PWC dealer at the end of May and picked up our new Marine Patrol PWCs. They were brought back and we are installing the blue lights, sirens, graphics etc., and we anticipate having them in the water prior to the upcoming lake fireworks. These new PWCs will be a great help for our Patrol and allow them to utilize a great tool on the water to reach boaters, replacing the outdated, failing PWCs we had for the last 18 years.



- Unfortunately, the Sherman Memorial Day Parade was canceled this year due to the rain. We enjoy this event each year and look forward to returning for it next year, with better weather. We are looking at other events and parades to possibly participate in, throughout our municipalities.
- Our relationship with Danbury High School continues to grow. In May we hosted around 20 Danbury teachers from their Green Academy, where they learned about what we do at the CLA. Following that meeting we are working with them on an upcoming program that will take place next school year.
- We are pleased to report that the municipalities have approved our budget for FY 26/27. We appreciate the continued support from our municipal leaders and area residents.
- We have started the creative process for this year's new video series films and have our first filming date on June 17th. We are planning several boating safety videos, some of which will focus on new laws, and we are happy that the EnCon Police will be joining us in some of the videos this year. We have several videos completed from last year that have not yet been released, so while we film this years videos, we have been releasing "inventory" from last year's efforts.
- The new research vessel is proving itself to be everything we had hoped it would be, and then some. As was part of the plan, the vessel will also serve as an auxiliary patrol vessel for large marine events like the fireworks, and operations vessel to reposition buoys if needed. One Friday evening in May we got a call that one of our buoys had broken free and Steve joined me to grab that hazard buoy and reposition it with the research vessel. All went well and we were happy to put that functionality of the vessel into practice.



- We installed two new Congested Area buoys along the shoreline of Candlewood Shores, across from Pine Island, in accordance with the CT DEEP permit for the buoys. We sent a notice to the Candlewood Shores president, who forwarded it on to their community members, notifying them of the purpose of the buoys, namely that they are informational only to make boaters aware of the congested nature of that area and that they do not carry any enforcement actions.



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J. Neil Stalter

Director of Ecology and Environmental Education

Candlewood Lake Authority

Re: June Monthly Report

Date: 6/10/2026

- I have had the pleasure of starting to train our new Director of Ecology, Sofie Licht. I am confident she's going to do an excellent job – and the CLA and the lake is in very good hands!
 - As mentioned before, even after my last day on 6/12, I will be generally available via phone to answer questions as they come up this year. But having a week of overlap is going to go a long way in helping the transition be as seamless as possible!
- The Lake Stewards started the last week of May! They've had 2 very successful weekends, and I'm excited by this group – they seem invested and excited in the project and goals of the program.
 - They have their full schedule through July 4th weekend, and Sofie will be able to get them scheduled easily for the remainder of the year.
- We enjoyed our first Water Quality monitoring day in May on the new boat. It was already evident to us what an upgrade the new boat is for research on the lake!
 - Anecdotally, the water looked good – standard for this time of year with the lake still not stratified, and generally low algae numbers, but low clarity due to diatoms.
 - We'll be going out for the June monitoring this week with Sofie to get her up to speed on the water quality monitoring!
- Big thanks you Doug (And Kota) for their work on the egg addling program again this year. Another very successful year managing the Canada Goose population.

- We had a very fun day when the teachers from Danbury's new Green Energy Academy visited our office to learn about the CLA, some lake science, and get a tour of the new boat!

- We're looking forward to more collaboration with them in the future – and Mark and Steve have both been in touch with the Danbury teachers about potential opportunities for collaboration.

- I had the pleasure of visiting the Sherman School with Brian Wood to teach the third graders about Candlewood Lake's history, what work is like as a Lake Manager, and all things Candlewood!



- I have set up the E. Coli sampling for this year, so that is organized and ready to being on June 22.

- We went out to take photos of the islands/fencing for the continued closure of the islands this year for the towns to go out and make sure the fences are in good shape.
- We posted a few more public education videos this month as the season gets into gear!
- I had a great time at the annual Clean Up again this year, and another very successful event.
- This is my **Final** meeting with the CLA as the Director of Ecology! Thank you all so much again for a wonderful 8 years. Don't be strangers – and I will continue to be around and visit whenever I'm in the area!