

# Burnt Store Isles Association Board of Directors Meeting

(Final)

Zoom Meeting

February 4, 2022

Called to Order 9:00 a.m.

**Pledge of Allegiance** - Opened the Meeting with the Pledge of Allegiance

## 1 PUNTA GORDA POLICE DEPARTMENT, BY LIEUTENANT JUSTIN DAVOULT

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### **Topic Areas Shared by Lieutenant Davoult for This Past Month:**

**Traffic Speed Control BSI** – Lieutenant Davoult noted that the Radar-Logger Trailer has been in use for 12 days during this past January in two separate locations on Macedonia, and its use has appeared to improve drivers reducing their speed. Bill asked if there are any immediate needs for the radar trailer to be used again on Macedonia, Tripoli (between Tripoli and Monaco), Madrid, and/or for any other locations in BSI, to which Lieutenant Davoult and Tom said that, at present, traffic violations appear to be under control, with the number of speeders reducing significantly. Lieutenant Davoult said that the trailer is available whenever it's believed needed as a deterrent.

**Traffic Article in the BSIA Newsletter** - Tom noted that he is preparing an article to share with residents in the upcoming newsletter regarding recent vehicle speed values collected on Macedonia.

**Therapy Dog Program** – City Council has approved the Punta Gorda Police Department's launching a therapy dog program in June, at which time the Department will both acquire and train their new therapy dog. Faith inquired about planned uses for the dog, and Lieutenant Davoult said the program, which is unique in all of southwest Florida, will be used as a means to provide emotional support and help to children/juvenile victims, veterans in crisis, and others. This new therapy dog will add to the Punta Gorda Police Department K-9 Group's 2 tracking and narcotics dogs. The dog will be used County-wide.

**"Lock Your Doors" Article Request for the BSIA Newsletter** – Lieutenant Davoult asked Tom to include with his newsletter article a reminder for people to continue to keep their vehicles locked, with keys and valuables out of the vehicles. He said we've been fine lately without reports of vehicle break-ins, but with more people here during the winter months, as an opportunity for criminals, it's advisable to continue practicing diligence.

**People Panhandling/Asking for Money** - Lieutenant Davoult also pointed out recent situations in which illegal foreign nationals (who are following deceptive practices including posing as families with children) have been panhandling for money outside of some of Punta Gorda's local retail establishments. He mentioned the Boarder Control Office has been contacted, and at the same time, there is a need for people to be cognizant regarding street people trying to scam for money. He said this scam situation also is taking place in North Port and Sarasota. The perpetrators are using out of state licenses, fake

vehicle tags, and several of them have been noted to be working out of the state of Virginia, based on their licenses provided to officers. The Department is not telling people to refrain from giving, but for everyone to be cautious, as many of these people, who are panhandling are being deceitful.

**Fire in Publix's Parking Lot** – Brian noted that he called in for fire assistance from the Punta Gorda Fire Department, based on a fire he witnessed in the Publix Parking Lot. It was thought to be due to a careless cigarette being thrown in one of the lot's islands. Lieutenant Davoult affirmed how very important it is for all people here to be careful, due to it being our "dry season" and that fire warnings have been issued in neighboring Lee County (telling people to not park vehicles in grass areas, etc.).

## 2 CITY COUNCIL MEMBER DISTRICT 5, MELISSA LOCKHART

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### **Topic Areas Shared by Melissa Lockhart for This Past Month:**

Due to Melissa having a conflicting meeting schedule, she was not able to attend today's BSIA Board Meeting.

*Please note that Melissa, in lieu of those times she cannot attend, continues each week to provide her detailed and informative "Communication from Punta Gorda City Council Member" email as an update to residents.*

## 3 ROLL CALL –

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### Officers Present

Bill Courtney, President  
Faith Ferris, Vice President  
Lee Brant, Treasurer  
Dave De Gerome, Secretary

### Directors Present

Patricia Iorio, Community Standards  
Jenny Anderson, E Communications  
Brian Bender, Legal Liaison  
John Bothwell (JB), Membership  
Tom Tomaszewski, Neighborhood Security  
Mary Boeringer, Planning - Not able to attend today's meeting  
Wanda Daugherty, Social  
Kathy Martinelli, Special Projects  
Ian Milne, Past President - Not able to attend today's meeting

### Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory – Not able to attend today's meeting  
David Elkins – Advertising Sales

**A quorum has been established.**

#### Other Attendees

Bob Fritz – BSIA Member and BSI Resident

Robert Armstrong – BSIA Member and BSI Resident

## 4 REVIEW AND APPROVE BOARD MEETING MINUTES

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Faith moved, seconded by Jenny, to approve the Minutes dated January 7, 2022. Motion carried.

## 5 OFFICER'S REPORTS

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### **President – Bill Courtney**

#### **Contact Directory List of Officers, Directors, and Committee Heads –**

Bill thanked everyone for their involvement in completing this beneficial contact directory, which provides current information for each Board Member. This list, as appropriate, would be used as a tool by Board Members to reach one another in case of need (e.g. as part of the BSIA Disaster Preparedness Plan, and more).

#### **Monday, January 31st Daily Sun Article –**

Bill highlighted this recent article in which Punta Gorda's Mayor gave her "State of the City" address. As part of this address, the following was provided regarding BSI and PGI growth and development:

- BSI Properties % Developed – In BSI, 82% of the properties have been developed
- BSI Parcels In-total – BSI has a total of 1,842 parcels
- PGI Properties % Developed – In PGI, 94% of the properties have been developed
- PGI Parcels In-total - PGI has a total of 9,234 parcels

### **Vice President – Faith Ferris**

#### **New Construction –**

Faith indicated that at present, she is holding one construction package, as only partial information from the builder was received, and she has another package that is complete and she simply needs to finish its review. Faith also noted that we already this year have 2 new parcels for construction.

#### **Deed Restrictions for Trash and Recycling Bins –**

Pat asked for clarification on what the restrictions are for both present residences and for new construction properties, as it pertains to providing enclosed/screened areas for their bins.

After discussion by Faith, Bill and Pat, as to compliance for bins to not be visible from the street and from side neighboring residences, both Pat (for Standards) and Faith (for New Construction) indicated their plans going forward to further pursue and look into compliance practices in this area.

Bill also reminded the Board, at Faith's request, what the historical and present guidelines are both from the City and BSI regarding covering/screening propane tanks. Bill reminded the Board that, per City and BSI guidelines, propane tanks cannot be enclosed in a solid barrier area, but need to be screened, using a more open/permeated barrier such as shrub vegetation.

#### **Sherwin Williams Paint Color Selections and How to Update** – (new construction & present residences)

Kathy asked if/how the suggested Sherwin Williams paint colors are reviewed for updating, so as to be proactive vs. reactive to new color style changes. Discussion next took place, in which Bill provided history/background on the Sherwin Williams Paint initiative (for the benefit of new Board Members) including:

- How the colors in the program included an initial detailed review of paint colors used by BSI residents over the past 5 to 6 years.
- And now, since the Sherwin Williams Program is operational, plans going forward could include the Standards Director (for existing/established residences), and Vice President (as part of Construction oversight) to annually go through the Sherwin Williams list and appropriately modify this suggested paint styles list, to include new styles/trends.

#### **Secretary – Dave De Gerome**

Dave had nothing to report.

#### **Treasurer – Lee Brandt**

##### **Financial Highlights** –

Lee provided all meeting attendees with a copy of the January 2022 Income Statement and Bank Statement Balances. He noted that a few people have not yet cashed their checks including the Babcock Ranch Eco Tour Group, and a few others. Lee asked if anyone had any questions, and there were none.

##### **Reconciling 4 Members Who Recently Paid 2022 Dues to their Inclusions in the Directory** –

Bill brought up an earlier conversation between him and Lee in which 4 people who had recently paid for their 2022 year membership were, for various reasons, not in the data base (e.g. due to illegible information received from a Member, Constant Contact info for on-line payments not being completed by Member(s), PayPal info missing, etc.).

Discussion next took place with Jenny, John - JB, and Lee noting the specific situations for each of these members, along with how to resolve each, so as to assure information from these Members is timely obtained and included in the 2022 Year Directory. Jenny noted this information will be needed by late Sunday, in order to meet the Directory's calendar/timetable for publishing.

### **1099 Form as regards Comedy Night Talent Payments –**

Dialogue next took place pertaining to what the requirements are that guide/determine issuance, or not, of 1099 forms to the talent performing at the upcoming February 8<sup>th</sup>, 2022 Comedy Night Event, being held at the Twin Isles Country Club.

Discussion included: was the payment going to a business, or is it comprised of payments to individuals, will the talent invoice us, what steps need to be taken for a 1099 issuance, etc. As more information was needed, in order to appropriately address necessity or not of 1099's, it was decided that Wanda, Dave Elkins, Lee and Bill would meet separately to discuss and obtain this information.

## **6 OLD BUSINESS**

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There was no Old Business

## **7 NEW BUSINESS**

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### **Special Projects – BSI's 7 Islands - Landscaping Updates**

Bill suggested that as part of new business, we next move to Kathy's Special Projects section in order to address updates Kathy has on Landscaping of BSI's 7 islands, and Pence Landscaping, who was recently selected as BSI's new landscape and lawn care service provider.

#### **In turn, Kathy provided the following updates:**

##### **Pence Lawn-care and Landscaping -**

- Pence Landscaping has already begun in January 2022 to provide landscaping service
- They are providing Kathy with detailed weekly reports of activities

##### **Punta Gorda DPW (PG DPW) and Irrigation System Repair -**

- The PG DPW received BSIA's \$1,000 check to repair the islands' irrigation systems.
- In line with their receipt of the check, repairs to the system have been started.

##### **Cleanup the Islands Day -**

- Friday February 11<sup>th</sup> at 10:00 AM has been agreed to for the BSIA Board Members to meet at the Madrid and Tripoli monument, and volunteer their time to clean up the 7 islands.
- The PG DPW will provide safety cones and will dispose of all landscape debris after volunteer cleanup work is completed by the BSIA Board Members.

##### **Lighting Repair Work Performed by PG DPW –**

- The PG DPW has replaced the 2 marquee signs' lighting.

##### **Curb Painting on the Islands by PG DPW –**

- The PG DPW has repainted all of the islands curbs using a bright yellow color for safety.

### **Next Steps for Islands after their Friday February 11, 2022 Clean Up –**

The Board proceeded to discuss both costs and installation steps associated with the need to improve the appearances of these islands, once the cleanup initiative is completed. This discussion included primarily two objectives:

- To be very cost conscious with what steps are taken to improve the islands' appearances
- For the islands to look very nice/upscale, as a representation of the BSI community

### **Preliminary Costs and Next Steps –**

Kathy indicated that she performed a preliminary investigation to see what costs to purchase and install plantings would be, with ranges received from providers being \$1,300 to \$2,000 for plants and \$1,700 to \$2,000 for installation.

It was agreed that, based on the Board Members' planned 2/11/22 volunteer work on the islands, the Board Members participating in this cleanup would be in a better position to contribute their thoughts regarding the what appropriate next steps to take in purchasing plants and installing them including:

- How many plants
- What types of plants
- Who to install – e.g. professionally with an associated cost, or by volunteers without cost
- Work to be performed all at once, or in stages – perhaps staging this year and next year
- Etc.

Also, as part of wanting to advise new Board Members, Bill noted that any single capital expenditure over \$4,000 requires BSIA General Membership approval

## **8 DIRECTORS' REPORTS**

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### **Community Standards – Pat Iorio -**

#### **Standards Topics covered –**

- **Architectural Change Requests** – For January 2022, there were 3 architectural change requests with 2 being for fences, and 1 for house repainting.
- **Queries from Various People Wanting to Move to BSI** – Pat noted that she received queries from both people wanting to move into BSI, and those who just moved here including as examples:
  - Would a personal use pickup truck be allowed to be parked in a homeowner's driveway
  - Could a fence be built on a portion of a property which has a double lot
  - Etc.
- **Vehicle Wrapped In Plastic at a Monaco Residence** – Pat indicated that she is working both with the City and a particular property owner on Monaco to address, and move, a particular vehicle being stored in the resident's lawn, wrapped in plastic.

## Communication – Jenny Anderson

### Directory Publication Work –

Jenny noted that she is continuing work on updating the Members' data base this weekend, and that this data is key in publishing the 2022 Directory.

### NextDoor Article and Special Thanks to Kathy and Brian –

Jenny thanked both Kathy and Brian for the follow-up notations they provided in support of the article Jenny posted on NextDoor, in which Jenny recommend BSI residents to join the BSIA association.

## Legal Liaison – Brian Bender

Compliance Letter Notification – Brian indicated that Bill, Faith and he had been working with Lewis Maguire Homes LLC., a developer owning several lots in BSI, but lately the developer has stopped responding to requests from BSIA regarding his new build interests in BSI.

Due to the developer's non-responsiveness, Brian noted that most recent activity included a certified legal letter having been sent to Lewis Maguire Homes stipulating both the need for their compliance with BSI's build guidelines, and appropriate lot fees being paid, prior to any further lot development taking place. This letter also indicated that any subsequent legal fees associated with non-compliance would be the responsibility of Lewis Maguire Homes LLC.

As of today, February 4, 2022, no response has been received from Lewis Maguire Homes LLC.

The Board affirmed that the above taken direction was appropriate.

Faith shared that while the fee for each lot-build is helpful, it is not as important as each new developer's construction plans to meet BSI's Deed Restrictions (*which the BSIA Board is charged with overseeing, on behalf of the BSI community, via a builder submitting their construction plans, and these plans being reviewed through the BSIA Board, by way of the BSIA Board Vice President's Office and the BSIA Architectural Review Committee*).

In going forward, and as part of cost conservation, Faith indicated that plans are for the Board, rather than BSIA's attorney, to send out any necessary legal notifications to builders regarding noncompliance issues. Bill followed, indicating that legal council will still be pursued though, whenever deemed necessary.

In reference to the above topic with a letter being sent to a particular builder regarding deed restriction compliance, John asked Brian if a lien could be placed on the property in question. In turn, Faith noted that the Deed Restrictions allow for this, but to keep in mind both that there is a cost associated with this practice and that the lien would then go against the property, which impacts the home owner if/when the property is later sold vs. impacting original builder of the property.

Bill noted that the City's Building Contractor's Permit, and the City's permit process, clearly indicate to the builder that issuance of a building permit issued by the City to a builder, does not negate the builder's requirement to follow any community deed restrictions on record.

### **Membership – John Bothwell (JB)**

John indicated that he had nothing at this time to share regarding membership.

### **Neighborhood Security – Tom Tomaszewski**

**Cameras and Security Equipment** – Tom shared that he's started making purchases of the new equipment, and that he was able to find a local fabricator to construct the equipment boxes, using aluminum. Tom said he was fortunate in that the fabricator said he would do the work at cost.

**Testing the Radio Sets and DVRs** – Tom said that he has been testing out the new sets and that once operational, he and the police department would be able to download/transcribe camera information remotely without having to go into the actual boxes.

**Two Cameras still need to be purchased** – Tom noted that we still need to purchase two cameras. He indicated though that there is a little road bump in selection of these 2 new cameras, as the cameras we presently have do not have proprietary software, but the company that makes these cameras, in going forward, has installed proprietary software in all of their new camera products. Tom indicated that we don't want this proprietary software as a feature in our cameras, due to possible future subscription fees, etc. being imposed.

**Camera Box using Power from a Resident's Electric Source** - Tom said that he is working on how to redirect power to one of the cameras (the lock camera), which previously, through agreement with a certain BSI resident, tapped into and made use of the resident's power source. Use of solar power as a possibility was discussed.

### **Planning – Mary Boeringer**

*(Mary was not able to attend today's meeting)*

### **Social – Wanda**

#### **Events -**

**Babcock Ranch Eco Tour** – Wanda noted that this tour took place on January 18, 2022, and included 28 people participating.

**Annual Garage/Yard Sale** – Wanda indicated that this annual event is scheduled for a Saturday February, 12, 2022, and as of today's BSIA Board Meeting, 28 residences have signed up to sell. *(Participation in this event is free for BSIA Members, and there is a \$5 charge for non-members.)*

**Comedy Hour Event** – Wanda and Dave E. said that their Comedy Hour Event has sold out with 188 people attending. This event is to be held at the Twin Isles Country Club on February 8<sup>th</sup>. Bill asked about the event taking credit cards, which it will, and Dave E. noted there will be an intermission in order to provide people time to get drinks and stretch.

**Fairy Hair Event** – Wanda said this event will take place February 11, 2022, is sold out, and has always been successful.

**BSIA Picnic** – Wanda indicated there's more info to come on this event, to be held March 19<sup>th</sup>, 2022.

**Other Events Being Worked On** – Wanda shared that she is working on the following events, with more information to come regarding the following venues –

- “Lock Out Room” experience
- Wine Tasting
- Bowling
- Edison Ford Museum
- Christmas Party – On December 10th

#### **Special Projects – Kathy Martinelli**

*(See above “Section 7 – New Business” for all of Kathy’s activities this past month)*

#### **Past President – Ian Milne**

*(Ian was not able to attend today’s meeting)*

## **9 PUBLISHER REPORTS**

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#### **Newsletter (published 3 times a year) - Diane Peterson**

Due to a conflict, Diane was not able to attend the meeting, but provided Bill with the following information to share with the Board:

#### **January 2022 Newsletter Schedule and Board Member Articles Due –**

- Bill said that the newsletter is off to the printer and he’ll provide a PDF copy to the Board to see.

#### **Directory – Diane Peterson**

**February 2022 Publication** – Nothing further was covered at today’s BSIA Board Meeting.

## Advertising Sales - Dave Elkins

*(See above various sections for Dave E.'s comments and input throughout the meeting)*

## 10 OTHER TOPICS DISCUSSED PRIOR TO MEETING'S END

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**The “Contacting Non-Renewing Members” Campaign** – Bill expressed his appreciation to those Board Members who participated in the January 11<sup>th</sup> Drive Campaign to reach out and call those 2021 Members who, for whatever reason, hadn't yet been on the list of returning BSIA Members for 2022. Bill said he feels this initiative was very helpful and successful.

## 11 GUEST /MEMBER COMMENTS OR ISSUES

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*Nothing further was covered at today's BSIA Board Meeting, pertaining to this segment of the meeting.*

## 12 ADJOURN

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Faith moved, seconded by Brian, to adjourn the meeting. Motion carried.

Meeting adjourned at 10:25 AM.

The next Board Meeting is planned to be held on Friday, March 4th, 2022, and will be an “In-Person” Meeting.

Respectfully submitted by Dave De Gerome, Secretary

Burnt Store Isles Association, Inc  
 Burnt Store Isles Association  
**Budget vs. Actual**  
**Jan 2022**

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$20,800.79	\$23,625.00	(\$2,824.21)	88.05%
4200 - New Construction Fees	\$0.00	\$3,000.00	(\$3,000.00)	0.00%
4300 - Directory Ads	\$1,849.50	\$2,307.00	(\$457.50)	80.17%
4350 - Newsletter Ads	\$3,227.00	\$1,500.00	\$1,727.00	215.13%
4400 - Interest Income	\$1.44	\$150.00	(\$148.56)	0.96%
4610 - Misc. Income	\$0.00	\$100.00	(\$100.00)	0.00%
4700 - Events - Member Paid	\$100.00	\$1,594.00	(\$1,494.00)	6.27%
<b>Total - Income</b>	<b>\$25,978.73</b>	<b>\$32,276.00</b>	<b>(\$6,297.27)</b>	<b>80.49%</b>
Gross Profit	\$25,978.73	\$32,276.00	(\$6,297.27)	80.49%
Expense				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$1,000.00	\$626.00	\$374.00	159.74%
6300 - Directory Preparation	\$0.00	\$1,145.00	(\$1,145.00)	0.00%
6350 - Newsletter Preparation	\$0.00	\$4,095.00	(\$4,095.00)	0.00%
6400 - Legal Fees	\$0.00	\$3,000.00	(\$3,000.00)	0.00%
6420 - Liability Insurance	\$0.00	\$2,900.00	(\$2,900.00)	0.00%
6500 - Donation Given	\$0.00	\$250.00	(\$250.00)	0.00%
6700 - Events Member Paid	\$0.00	\$1,594.00	(\$1,594.00)	0.00%
6710 - Events BSIA Paid	\$0.00	\$100.00	(\$100.00)	0.00%
6730 - Storage Unit Rent	\$46.86	\$48.00	(\$1.14)	97.63%
6750 - PO Box Rental	\$100.00	\$200.00	(\$100.00)	50.00%
6760 - Postage and Delivery	\$0.00	\$525.00	(\$525.00)	0.00%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6800 - Software	\$0.00	\$935.00	(\$935.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$588.00	(\$588.00)	0.00%
6830 - State Fees	\$0.00	\$65.00	(\$65.00)	0.00%
6900 - Misc. Expense	\$0.00	\$1,050.00	(\$1,050.00)	0.00%
6920 - Surveillance Cameras	\$0.00	\$6,280.00	(\$6,280.00)	0.00%
6930 - Meeting Room Rent	\$0.00	\$630.00	(\$630.00)	0.00%
6940 - Shredder Day	\$0.00	\$600.00	(\$600.00)	0.00%
6950 - Banners	\$0.00	\$250.00	(\$250.00)	0.00%
6970 - Mass Mailings	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
<b>Total - Expense</b>	<b>\$1,146.86</b>	<b>\$27,981.00</b>	<b>(\$26,834.14)</b>	<b>4.10%</b>
Net Ordinary Income	\$24,831.87	\$4,295.00	\$20,536.87	578.16%
Net Income	\$24,831.87	\$4,295.00	\$20,536.87	578.16%

## Accounts

### CHECKING

**OPERATING ACCOUNT**

XXXXXX3729

Current Balance

**\$39,532.10**

Available Balance

**\$39,532.10**

**RESERVE**

XXXXXX3750

Current Balance

**\$52,484.29**

Available Balance

**\$52,484.29**

**Total**

**\$92,016.39**

**\$92,016.39**