

Burnt Store Isles Association Board of Directors Meeting

(Final)

In-Person Meeting – (Twin Isles Country Club)

March 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 CHIEF PAMELA DAVIS

Topic Areas Shared by Chief Davis for This Past Month:

Downtown Punta Gorda Events – Chief Davis shared with the Board the upcoming Sunday 3/6/22 “Taste of Punta Gorda” event taking place downtown, sponsored by the Rotary Club.

Traffic Speed Control BSI – Chief Davis said this past month, at the request of BSI residents and through Tom’s coordination, the Police Department has been very proactive monitoring traffic issues, and just in the past week, out of the last 10 citations issued for traffic violations, most were caused by BSI residents. The Logger (speed counter) is again being used as part of a plan to determine the next step in helping to deter speeding and reduce violations.

Chief Davis shared that on 3/3/22 she spoke with both Public Works and the City Manager, sharing with them that there is a speeding problem in BSI, and the need together to look into what options are there to help further design the roadways in a way to deter speeding.

Anonymous Correspondence Sent to the Punta Gorda Police Department – Chief Davis covered how recently the Department received an anonymous letter from a BSI resident regarding violations with cars parked in streets, boat trailers and RVs in driveways, and similar, along with the person’s request for a code officer to work at night to address. Chief Davis noted that the proper way to handle this is for people in BSI to call the non-emergency police department number, at which time a code officer would then be assigned to look into the matter(s). She shared too that a law was passed this past July 2021 in which a person can no longer anonymously communicate a code violation.

Bill said that BSIA’s Board also received this particular anonymous letter, and Bill has it as an agenda item to further discuss including, as a possible resolution step, BSI resident(s) coming to the BSIA Board to assist them in taking further appropriate action steps.

President of the South West Florida Police Association – Bill and the BSIA Board congratulated Chief Davis for her being nominated and elected at the President of the South West Florida Police Association. The Chief also noted that this appointment hopefully can provide the City of Punta Gorda with a positive opportunity for promotion and contacts with other towns.

Vehicle Vandalisms – Chief Davis was asked if any further vehicle vandalisms have been occurring and she noted “no”, and believes that this absence of vandalism is due to the residents of BSI continuing to

follow through with proactive preventative measures – locking vehicles, keeping valuables out of sight, not keeping keys in car, etc.

Jet Skis and Motorized Small Boats, Kayaks/ Gheenoe’s and Jon Boats Going Through the Cut – Tom asked Chief Davis if there were any updates as to Jet Skis and motorized kayaks, Gheenoe and Jon Boats being allowed, or not, to go through South Alligator Creek’s Cut (the piling access point), to which the Chief indicated that there is no ordinance preventing boats, which can fit through the barrier, from doing so. Tom said he’ll work on a notification for residents to understand these guidelines and the need for courtesy to kayaks and others.

2 CITY COUNCIL MEMBER DISTRICT 5, MELISSA LOCKHART

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.

Also, per subsequent conversation with Melissa on 3/7/22, Melissa indicated that if you are not yet on her mailing list, to simply reach out to her city office, and she’ll be sure to add you to her weekly email distribution.

3 ROLL CALL –

Officers Present

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

Directors Present

Patricia Iorio, Community Standards
Jenny Anderson, E Communications
Brian Bender, Legal Liaison
John Bothwell (JB), Membership - Not able to attend today’s meeting
Tom Tomaszewski, Neighborhood Security
Mary Boeringer, Planning
Wanda Daugherty, Social - Not able to attend today’s meeting
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 – Not able to attend today’s meeting

A quorum has been established.

Other Attendees

Bob Fritz – BSIA Member and BSI Resident

Pam and Rich Bevak - BSIA Members and BSI Residents

4 REVIEW AND APPROVE BOARD MEETING MINUTES

Faith moved, seconded by Tom, to approve the Minutes dated February 4, 2022. Motion carried.

5 OFFICER'S REPORTS

President – Bill Courtney

St. Vincent De Paul – Thank You to BSI Community –

Bill read a letter from The Society of St. Vincent De Paul Sacred Heart Conference, Inc. thanking the BSI Community for the Food Drive it held last year benefiting the St. Vincent De Paul Food Pantry. Carol Schreckengaust, Food Pantry Manager, noted that BSIA's generosity provides the St. Vincent De Paul Society with the ability to serve those who need it most in our community.

Newsletter Issues –

Bill thanked Diane for distribution of the most recent newsletter, indicating it was very nicely done.

BSIA Directory -

Bill provided an update that the Directory is in process now, specifically going through proofing, and will be ready in mid-March.

2022 Budget – Due Diligence –

Bill asked everyone on the Board who had line item budget responsibility to be cognizant of their individual line item budget ceiling(s), and reminded all that if there are any anticipated charges, which may exceed budget, the Board needs to approve the expense ahead of time.

Vice President – Faith Ferris

New Construction Plan Submitted for a Particular Residence –

Faith shared a recent situation where construction was initially said to be a tile roof on the application, but when she reviewed the plans, it was determined that the builder was going to install a standing seam roof. Faith then properly didn't approve the plans, as part of due process, and subsequently, the property owner cancelled the contract with the builder.

Secretary – Dave De Gerome

Education Needs Pertaining to BSIA Membership’s Value plus Deed Restriction Compliance –

Dave D. shared with the Board separate conversations he had recently with residents of BSI, which further solidified in his mind the need for BSIA’s Board to continue with its plan to reach out to ALL BSI residents with information on both the **Benefits of BSIA Membership** and the **Who/What/When/Where/Why relating to BSI’s Deed Restrictions.**

Regarding **BSIA Membership**, 3 residents, who are not members, didn’t have an understanding of how the \$45 per year fee supports BSI, outside of funding social functions for BSIA members. Also, one of the people, the next day pointed out certain deed compliance issues to me on certain builds he noted through the BSI community. This was the perfect opportunity then, during my conversation with him, to clearly demonstrate how his and others’ \$45 fees, upon becoming members, are of value and provide support if ever needed for those legal situations pertaining to deed compliance.

Regarding **Who/What/When/Where/Why relating to BSI’s Deed Restrictions**, 2 other residents, who are members of BSIA, thought that Deed Restrictions only applied to a person, if the person is a member of BSIA, and that deed restrictions thus don’t apply to all of BSI’s residents.

They also thought that the deed restrictions originate from BSIA’s Board of Directors, and didn’t realize that deed restrictions come from BSI’s original developers who conveyed the deed restrictions as part of BSI’s original land transfer(s).

Treasurer – Lee Brandt

Financial Highlights –

Lee provided all meeting attendees with a copies of the January and February 2022 Budget vs. Actual Report along with a copy of the Operating Account and Reserve Account cash balances.

Need to Closely Watch Individual 2022 Line Item Budgets –

Lee asked for Board Members to continue to pay close attention to those line item budgets they’re responsible for and shared that certain line items’ actual expenditures are close to/or at budget. Lee noted that for the “landscaping” category, which is over budget, the Board will need to approve any additional expenditure. Bill asked about the “Web Emails Constant Contact” account, specifically why didn’t it have a budget amount, and in turn Lee said that he would work with Bill P. to understand the history and address.

BSIA Members –

Based on an inquiry from Brian, Lee indicated that, at this point in time, we are up to 496 dues-paid BSIA members.

Deed Restriction Mailing

Bill provided background as to last year's BSIA Board's work and plans relating to a "Deed Restriction Mailing" to all BSI residents, and possible use of a post card format to alert people, similar to the method followed with the underground wiring proposal. Bill noted that based on feedback from Buffalo Graphics, this post card initiative's cost was approximately \$1,400.

Bill also noted that a similar (16 page) booklet was distributed in December 2003 to BSI residents. Faith also indicated that a copy of the Deed Restrictions was normally sent out each year, as part of the Directory mailing, up until around 2017.

Bill also shared the option to of mailing the Actual Deed Restrictions in whole, in a Booklet Form, highlighting the following benefits of using a booklet format that Dave D. recapped for discussion by the Board:

- Eliminates the resident from need to take a second step and go to a web site to find the deed restrictions, which they may not do
- Assures that each residence has the Deed Restrictions in their hand
- Provides more of an opportunity that it will be read/reviewed by a resident
- Helps better support that the booklet will be kept (Also, if helpful, can mark "Keep/Do Not Throw Away – important reference information" on the booklet
- Better prevents misplacing or inadvertently throwing away the information
- Provides a bigger bang for the buck vs. hoping residents will go to the web site

Bill indicated that we have budgeted \$2,000 in 2022 for a mass mailing and the cost of distributing a booklet form would need to be explored if the Board advised looking further into a booklet format.

Discussion by the Board included:

- Tom asking Jenny if she could see how many people refer to the web site each month.
- Pat indicating she likes the booklet idea as it would be easier to review, would be kept on-hand, and a hardcopy format could proactively alleviate deed restriction compliance issues.
- Mary asked if we could again add the deed restrictions to our Directory mailing, to which Bill shared that it wouldn't reach ALL BSI residents.
- Brian indicating that we should solicit/enlist our realtors to spread the word on deed restrictions.
- Rich Bevak said that it would be a great benefit to make use of a hard copy booklet "as a best way to deliver the message to residents". He went on to say that he believes one of the biggest selling points of BSI is that BSI follows and abides by its deed restrictions.
- Faith would like to include original source information that shows various BSI residents that the deed restrictions apply to them, with this source showing/affirming how the restrictions go/travel with the land.

- Conversation included how BSI, unlike PGI, went to the state/county/city and refiled for another 30 years, as required to keep its deed restrictions continuing.
- Pat asked how do we obtain the addresses of all BSI residents and Bill in turn noted the ability to go to the property appraisal office to request mailing labels of all Section 15 properties (using residents' tax addresses maintained by the county).

Bill said that he will reach back to Buffalo Graphics to obtain a cost for distributing a booklet and if it could possibly be in a self-mailer format.

Bill said this mailer can provide, by including as part of its content, an opportunity to also share with BSI residents explanations on the background and benefits of deed restrictions.

As it pertains to the actual deed restrictions that are listed in the booklet, he also suggested the benefit of beforehand annotating any/all subsequent updates to the deed restrictions, e.g. hedge enclosures, fence height, metal roofs with tile appearance, etc.

Jenny brought up, and it was agreed, to use the web's version of the deed restrictions as the latest updated source, for which to make any annotations, and to then use to transcribe this web copy to the booklet mailer.

Bill followed and said that he will work with Faith, Pat, and Jenny to make sure that the text to be used is correct, and thereafter, for the Board's consideration, he'll recap the cost and details associated with this initiative.

Deed Restriction Enforcement Remedies

Background - Brian and Faith provided history regarding a continuing situation they are dealing with, in which a builder, Lewis Maguire Homes LLC, who has a number of lots (22) in BSI, is not responding to BSIA's requests for new applications and construction plans. At present the builder has 2 single family homes and 2 duplex buildings underway in various stages of construction.

As background, submission of these plans is part of BSIA's standard procedure for all new construction, and is part of BSI's deed restriction compliance procedures.

A number of letters, and phone calls were made to the builder, for which no response has been received, including most recently, a certified letter, which had a "respond by" deadline that has been ignored.

This lack of response by the builder includes the builder both not filing building applications and not paying the standard application fees.

Discussion - Next, discussion led to remedies/options to support compliance including:

- Pre-suit mediation as per Florida law
- Lien on subject property(s), for when \$1,000 and over costs are incurred
- Imposition of fines including legal costs -----

- with this “imposition of fines” including legal costs being a possibility under “**Deed Restrictions - Section #25 Remedies for Violations**” providing the grantor, in addition to all remedies, the right to proceed at law or in equity to compel a compliance with the terms of said conditions, restrictions or covenants and to prevent the violation or breach of any of them.

Also it is understood by the Board that the remedy(s), at this time, do not include modification of deed restrictions, which require a vote/agreement of property owners.

Implementation Steps - As to **next steps** supporting **Deed Restriction Enforcement remedies**, the following steps/actions were agreed to:

- **“Equity” Meaning Clarification** - Brian to reach out to our attorneys for clarification of “equity” meaning in Section #25 of the BSI Deed Restrictions.
- **Motion Made relative to Deed Restriction Compliance “Fines”**
 - After the above discussion ended, the following motion was **moved by Bill, seconded by Lee, and agreed by all of the Board** as follows
 - Following 30 calendar days’ written notice for any non-compliance associated with deed restrictions, we as a Board establish a policy of \$100 a day fine, per violation instance, assessed until resolved. This being a remedy under “**Deed Restrictions - Section #25 Remedies for Violations**” and applies to any and all deed restrictions, and to all properties in BSI including established residences, lots under new construction, and open lots. This fine is applicable to, and is a liability of the “owner” of the subject property.

Both Residence Compliance and Builder Compliance with Deed Restrictions

Background and Action Steps – Bill read the letter referred to earlier in the meeting by Chief Davis, in which an anonymous BSI resident highlighted deed restriction violations they saw occurring in our BSI plan. Bill followed and asked everyone to continue to be attentive and if anything related to deed restrictions, code violations, and/or safety is noted, to please report these events to Pat, after which the Board can then coordinate as appropriate with the property owner, builder, city, and/or the appropriate institutional body. As noted above pertaining to builder compliance on deed restriction issues, residential compliance regarding deed restrictions can also be remedied, if required, through the application of compliance fines.

7 NEW BUSINESS

BSI’s 7 Islands - Landscaping - Thank You

Bill thanked Kathy for her work in planning and managing the “**Cleanup the Islands Day**” initiative that took place on 2/11/22, in which several BSIA Board Members and certain residents, volunteered and cleaned up BSI’s entrance/egress islands. This work also included Kathy’s coordination with the City to

obtain City approval for the project taking place, securing safety cones and vests from the City, and arranging for the City's pickup of resultant landscape debris. Bill also thanked Kathy for the various plantings that were installed on certain islands.

Monument at Tripoli and Madrid

Bill and Kathy spoke about the recent survey flags posted at the Tripoli and Madrid intersection that may cause need for rearrangement of certain of the landscaping, but would not impact the monument itself.

Good Samaritans Group Initiative

In Dave Elkins' absence (Dave E.), Bill covered an initiative on his behalf, in which Dave E. wanted to determine if the Board had an interest in pursuing a program where residents of BSI would volunteer to help other "in need" BSI neighbors, by performing tasks for them such as cleaning up around properties and similar. After much discussion about liability, need for waiver signings, how to determine who needs help, and how to manage and coordinate the program, the Board agreed at this time to not pursue this initiative. It was also discussed how Next Door and other similar media forums might be even better avenues to undertake this positive and kind initiative.

Participation in Great American Cleanup

Bill shared with the Board that Charlotte County, through Rhonda Harvey, is sponsoring an initiative, as part of "The Great American Cleanup" program, taking place starting 3/26/22 to help clean up the streets within the County – this year's theme is "Clean Up Your Block". The County would provide volunteers with free T-shirts, sponsorship opportunities and more, and at the same time, provide liability waiver forms, which would require completion. Bill then asked the Board if this County initiative should be included as a Burnt Store Isles Event and, if so, a person would be required to organize and oversee the initiative. The Board, due to need to prioritize other initiatives, agreed to not pursue participation.

Solar Energy Panel Installations

Bill read for the Board the "Florida Solar Rights Act" from the FSEC Energy Research Center, which outlines the rights of residents for installation of solar equipment use. The law specifically prohibits a homeowner association from preventing the installation of solar collectors on roofs, although the association may determine where on the roof the collectors may be installed, so long as the installation is within the area required for its effective operation, that is, south, east, or west of the due south. While a homeowner cannot be prevented from installing a solar energy system, certain restrictions may be imposed without violating the law. However, those restrictions must be reasonable, not arbitrary, and uniformly imposed on homeowners in a subdivision. The restrictions cannot act to impair the performance of a solar system, or it may be seen as "effectively" prohibiting solar.

Discussion regarding solar panels followed including:

- Solar panel installation is supported by the BSIA Board, and to initiate any installation, either New Construction Forms or Architectural Change Forms (respective for new resident builds and

existing residential updates), are needed to be completed and submitted for review and approval.

- Pat shared that she recently received 4 requests for solar energy panel installations, which she reviewed and approved.
- Bill noted that solar energy panel installations on roofs are similar to swimming pool solar mat panel installations on roofs, which have been approved in BSI for years. At the same time, application for any solar panel installation has to be made following BSI's established architectural review guidelines.
- Faith, for new construction, and Pat, for existing residential updates, shared that they will continue reviewing solar panel installation requests in line with the Act's guidelines and, where and when possible, hope to minimize exposure on the front roofs of residences, as part of BSI community interest in aesthetics, while simultaneously being sure to address the solar systems' planned efficiencies.
- Tom and Faith said it would be advisable to update BSI residents on roof solar panels in our newsletter bulletin in order to educate residents both on what the law states and how BSIA is helping address residents' solar energy interests. Bill asked Pat to help draft this article for BSIA publication.

Trash Container Screening Walls

As to Deed Restriction #16 "Garbage Containers":

- Bill shared that some builders are not building structures to enclose garbage containers.
- Bill then read the deed restriction, noting that the restriction's wording "--walled-in area" is a topic to cover today – e.g. is it block, PVC plastic fencing, vegetation, or kept in the garage.
- Faith shared that she proactively added to the "New Construction Forms" packet a line to further address this walled-in area requirement, being discussed today by the Board.
- Bill also noted that presently the City does have a requirement for residents to have a walled in area not visible from the street.
- Pat asked about methodology to follow to also approach existing residents' compliance?
- Bill noted do we as a Board want (or need to) further clarify (via preparing a "Policy Procedure 001-2022 Notice" and attach it to Deed Restriction #16) what is meant by "--walled-in area" and include landscape, vegetation, etc.?
- Brian shared that he did an informal survey on his street and some people had walled- in areas and some did not.
- Dave D. suggested that, if further actions steps are taken regarding the need for walled in structures around trash containers, allowing vegetation as a "—walled-in area" option would provide more "installation flexibility" for those residences, both new construction and existing residences, which presently have no walled-in areas.
- Tom said that he believes the City is already solving this issue via their Code Enforcement Department sending notices to residents who do not have walled-in areas around their trash cans, in which the Department allowing the party receiving notice 24 hours to address.

- Jenny asked, and it was stated that this walled in area need does not apply to generators, due to ventilation and servicing needs of generators.
- Bill suggested that we table this issue for now, to allow time to learn more about the City's approach on violations.

Continuation of Traffic and Speeding Issues

Action Steps To this Point of Time - Bill and Tom shared that the Board continues to address the varying number of traffic issues being experienced in BSI, and Bill asked Board Members to remain diligent and bring up any and all related issues they see, experience, or hear of.

Passing School Busses - Tom shared the need to educate and let neighbors know that some people are ignoring school bus stops in BSI, both in the morning and afternoon, as they illegally pass these busses while children both try to board and leave to go home. Tom said that parents of school children are reaching out to him, and these events are occurring at the Madrid/Monaco intersection. Tom asks residents to try and obtain the license plate information from offenders' vehicles. Dave D. asked Tom if he considered addressing this situation via a newsletter article so as to educate residents, and in turn, Tom replied it's his plan to cover this school bus issue in the weekly newsletter.

Speeding Tickets being Issues by Punta Gorda Police Department – Tom indicated the Police Department shared with him recently that they lately are writing a higher than normal amount of speeding tickets, and that on average, the speeds of those cited were over 30MPH + above the stated speed limits.

Rolling Stops at Intersections – Tom noted the Punta Gorda Police Department has seen a significant trend in people not completely stopping at stop signs, as they are simply rolling through the intersections. Also this is occurring at stoplights, where vehicles are making right hand turns at red lights and are not 1st completely stopping their vehicles before making the turns.

Tripoli Residents Frustrated - Tom shared that he is getting a number of letters from frustrated homeowners on Tripoli concerning both the speed and the volume of traffic taking place on Tripoli, due to high traffic use of vehicles exiting the Publix Shopping Mall and taking Tripoli to Monaco in order to head North onto Rt 41. He said that several residents indicated to him their interests to sell their homes because of these traffic and speeding issues and that a group of them have recently reached out to the Punta Gorda Police Department. Tom said this speeding and traffic issue on Tripoli is further exacerbated by people on "Next Door" media sharing with others that they can quickly head north onto Rt 41 by taking the BSI local neighborhood Tripoli and Monaco roads.

Board History in Addressing Traffic Issues – Bill shared how the Board over the past 6 years, during his tenure and even before, has been trying to tackle a number of traffic issues, and at times BSI's issues and requests have not received attention.

On a positive side too, Bill shared how good cooperation has been in several areas, as evidenced by the installation of requested stop signs for traffic control, and from the Punta Gorda Police Department's support in continually helping BSI - e.g. through use of radar-logging trailers, and scheduling road patrols for speeders.

Bill also recapped the summation that Dave D. prepared last year noting BSI's various traffic issues and the Board's involvement. Bill said that the BSIA Board will continue to request solutions to Burnt Store Isles' significant residential traffic issues – this includes supporting installation of a traffic light out of

Home Depot, to enable Northbound Rt. 41 traffic to go out of the Publix/Home Depot Plaza vs. both retail and commercial traffic improperly and continually making use of our BSI small residential community's Tripoli and Monaco streets to quickly get to their North 41 destinations.

Bill shared his interest for Tom and he to once more address BSI's traffic issues, by arranging a special meeting with Melissa Lockhart (present City Council Member) and Nancy Prafke (former City Council Member).

Calming Strips - Tom suggested, based on suggestions and support from BSI residents, the possibility of adding "calming strips" to help slow down traffic on our impacted BSI residential community streets. Bill mentioned that rumble and calming strips were brought up in past years as a solution, but could again be address in meeting with Chief Davis. Tom said that he will speak with Chief Davis at the upcoming Tuesday Chief's Weekly Meeting.

8 DIRECTORS' REPORTS

Community Standards – Pat Iorio -

Standards Topics covered –

- **Architectural Change Requests** – For February 2022, there were 10 architectural change requests, which Pat approved, of which 4 of them were for solar roof top installations. Pat also noted that she has one pending request to approve for a fence install, but she's awaiting a copy of the permit, prior to providing approval. She also had 1 request that she turned down, which was for an outside campfire, due to conflict with open-burn regulations.
- **Deed Restriction Notification Letters** – Pat indicated that she sent out 3 return receipt notification letters during February 2022 of which:
 - 1 was for a parked-in yard vehicle wrapped in plastic off of Monaco – and has since been rectified
 - 1 relating to a house painting
 - 1 was for a solar roof install that needs completion of the appropriate Architectural Change Form

Communication – Jenny Anderson

Jenny noted that she had nothing further to cover outside of her input on topics addressed earlier in today's Board meeting.

Legal Liaison – Brian Bender

Residence on San Massimo – Bill asked Brian how steps were progressing regarding the one particular residence on San Massimo, in which the homeowner was addressing both building and

yard improvement needs. In turn, Brian indicated that he had driven past the property recently and all looks in order, and said too that a new garage door was installed.

Duplexes – Faith noted that she is working on new application forms and asked for clarity on the minimum required living area/size for duplexes, to which Bill affirmed to use 800 square feet as a minimum for a duplex, based on the Deed Restrictions stating - “Each dwelling unit is restricted to a minimum of 800 square feet – “

Membership – John Bothwell (JB)

(John was not able to attend today’s meeting)

Mixer Attendance and Membership Packets Distribution - Bill noted that this month’s BSIA/BSIBC Mixer planned for today, will not be taking place, due to a private function scheduled at the Twin Isles Country Club. Bill also emphasized the importance of Board Members attending these Mixers whenever possible.

He also shared that in the past BSIA membership tables were set up in the lobby for each Mixer, and said he’d like this to start again. Bill noted that he’ll coordinate with John to arrange for presence and staffing of the tables going forward. Kathy said she could work with John to help with initial arrangements.

Neighborhood Security – Tom Tomaszewski

Cameras and Security Equipment – Tom shared that the new boxes’ fabrication is completed and that he plans next week to begin installation and testing. He asked Kathy for touch up paint for any possible needs when removing the old boxes.

Two Cameras still need to be purchased – As a continuation from last month, Tom noted that we still need to purchase two cameras.

As background, provide the following from last month:

Tom indicated at last February’s Board meeting that there was 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.

Planning – Mary Boeringer

Dumpsters – Based on what she was reading on “Next Door” Mary questioned if there are any regulations that oversee the appearance and location of construction dumpsters? Mary said she looked at the Deed Restrictions but did not see anything. Faith shared that the Deed Restrictions do not address construction dumpsters, and these issues relating to construction dumpsters would fall under the City of Punta Gorda’s jurisdiction.

City Charter Review – Mary shared that every 6 years there is a review of the Punta Gorda City’s Charter, and that the next review is scheduled for 3/14/22 at 9:00 AM to be held in the City Hall’s Council Chamber.

Social – Wanda

(Wanda was not able to attend today’s meeting but provided Bill with the following details)

Events

Annual Garage/Yard Sale – Wanda indicated that all went well for this annual event held Saturday February, 12, 2022, and that she only received one complaint, and it pertained to traffic congestion.

Comedy Hour Event – Wanda said that 180 people attended this event, and that she received a lot of compliments both on the show itself, and in appreciation for the work done in preparing for the event.

Fairy Hair Event – The event which took place on February 11, 2022, was a sellout.

BSIA Picnic – So far 27 have signed up for the picnic scheduled for March 19th, 2022, but she notes it’s still too early to judge headcount. Wanda plans to coordinate getting the charcoal, paper goods and more needed for the picnic, plus she has scheduled to meet on March 9th with her team to finalize designating tasks for the picnic.

Other Events Being Worked On – *As a carry forward from the February 4th Board Meeting, also provide the following future events that Wanda shared she was working on for 2022 –*

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

Special Projects – Kathy Martinelli

Kathy provided the following updates:

Pence Lawn-care and Landscaping -

- Kathy noted that the relationship with Pence Landscaping is working out very well

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

- The irrigation project through the PG DPW is completed and up and running
- The PG DPW has downloaded an application to Kathy’s husband’s phone to enable her to remotely control the island irrigation timing schedules
- Bill provided for Kathy’s use an historical irrigation layout plan, along with a listing of the various plants growing on the islands

- A positive savings of \$324 was achieved in that the initial cost provided by PG DPW to BSIA for the irrigation system was \$1,000, whereas the actual cost came in at \$676. Kathy received this \$324 reimbursement and already has provided to Lee for deposit.

Cleanup the Islands Day -

- Kathy thanked those Board Members who participated in the Friday February 11th cleanup day, and said she was very happy with the PG DPW team for all its done to date to help BSI.

Thank You Letter –

- Kathy shared that she sent a thank you letter to the Mayor of Punta Gorda, and provided a copy to Bill, which expressed appreciation for all of the work and support provided by the PG DPW to BSI, as part of landscape restoration and maintenance.

Motion to Approve Purchase of Paint and Flags as part of Landscape Maintenance and Upgrades

- **Background** – Kathy shared the need to replace two flags at a cost of \$44.95 total, and paint the island anchor, with cost for paint and supplies estimated at \$100. As actual 2022 year expenses to date, in the “Landscaping/Property Management” account, have exceeded budget, further expenditures require Board approval, thus a motion was made.
- **Motion** – As such, with need for both paint and replacement of flags, Kathy made a motion requesting the Board’s approval to provide \$150 total to cover these necessary items’ purchase. It was seconded by Mary, followed by the Board unanimously approving allocation of the \$150 as part of landscaping maintenance and upgrades.

Sunshine Fund Contributions –

- Kathy shared that contributions were made under the Sunshine Fund, expressing the Boards’ condolences regarding the recent passing of Dave Martens and Doug Reese.

Next Steps for Landscaping the BSI Entrance Islands

Kathy shared that due to BSIA having reached its budget ceiling for landscaping that, for any further landscape work to be performed, she would need to obtain approval from the Board to fund each application.

Bill followed, recapping and adding to the planned steps from last month, noting for us to:

- First perform the cleanup of the islands, which is done
- Next, to allow time to see what plants begin thriving, along with seeing what other plantings and areas are not performing well and will need addressed
- Thereafter, for those areas that need addressed, at that time, we could consider some “spot” funding to improve the appearance of certain of these island areas.

Also, Bill then suggested beginning now to prepare for the November BSIA Members Meeting, as a key opportunity to present a full landscape budget, beyond what we have for 2022, for the entire BSIA Membership to approve and roll out in 2023.

Past President – Ian Milne

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

9 PUBLISHER REPORTS

Newsletter (published 3 times a year) - Diane Peterson

(Due to a conflict, Diane was not able to attend the meeting and nothing more was covered under this topic)

Directory – Diane Peterson

February 2022 Publication – See above section “#5 Officers Reports – President”, in which Bill recaps information relating to this publication.

Advertising Sales - Dave Elkins

(Due to a conflict, Dave E. was not able to attend the meeting, but see above section “#7 New Business – Good Samaritans Group”, in which Dave E. outlined this initiative for review by the Board)

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING’S END

Survey of the Members – Bill said that the idea of surveying the membership was recently brought to him and that the last time a survey was done was in 2014. He asked the Board to give some thought as to development of a survey, and for example ask members what is important to them, what they would like to see, any issues that they have, what needs they may have, what would they like us to focus on during the 2nd half of the year.

Faith suggested sending this survey out to the members after we send out the “Deed Restrictions and Services Provided” booklet, so that requests from members don’t replicate what is already being accomplished by BSIA and the Board.

11 GUEST /MEMBER COMMENTS OR ISSUES

Bob Fritz*, a BSI resident and BSIA Member, shared two points as follows with the Board:

- In the past, he noted that in many cases, when the Board needed to enforce deed restrictions, the parties violating the restrictions had to be sued.
- He also shared the need for BSIA to review the application of fees and fines, as it relates to obligations associated with and under BSI’s deed restrictions.

** (Bob noted, as background, that he purchased his BSI lot in 1987, became a BSIA member in 1992, and permanently moved here in 1992)*

12 ADJOURN

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

Meeting adjourned at 11:30 AM

The next Board Meeting is planned to be held on Friday, April 1st, 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, Feb 2022

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$22,138.97	\$23,625.00	(\$1,486.03)	93.71%
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	\$3,489.00	\$1,500.00	\$1,989.00	232.60%
4400 - Interest Income	\$2.96	\$150.00	(\$147.04)	1.97%
4610 - Misc. Income	\$5.00	\$100.00	(\$95.00)	5.00%
4620 - Badges - Member Paid	\$20.00	\$0.00	\$20.00	0.00%
4700 - Events - Member Paid	\$3,395.00	\$1,594.00	\$1,801.00	212.99%
Total - Income	\$30,900.43	\$32,276.00	(\$1,375.57)	95.74%
Gross Profit	\$30,900.43	\$32,276.00	(\$1,375.57)	95.74%
Expense				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$2,644.00	\$1,252.00	\$1,392.00	211.18%
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	\$183.75	\$3,000.00	(\$2,816.25)	6.13%
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	\$3,160.00	\$1,594.00	\$1,566.00	198.24%
6710 - Events BSIA Paid	\$84.00	\$200.00	(\$116.00)	42.00%
6730 - Storage Unit Rent	\$93.72	\$96.00	(\$2.28)	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%
6820 - Web Emails Constant Contact	\$1,054.08	\$0.00	\$1,054.08	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$175.00	\$1,050.00	(\$875.00)	16.67%
6920 - Surveillance Cameras	\$1,500.00	\$6,280.00	(\$4,780.00)	23.89%
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%
Total - Expense	\$9,055.80	\$28,755.00	(\$19,699.20)	31.49%
Net Ordinary Income	\$21,844.63	\$3,521.00	\$18,323.63	620.41%
Net Income	\$21,844.63	\$3,521.00	\$18,323.63	620.41%

Accounts

OPERATING ACCOUNT

XXXXXX3729

Available Balance

\$36,045.38

RESERVE

XXXXXX3750

Available Balance

\$52,488.32