



# Burnt Store Isles Association NEWS

Vol. 40, No. 4 ~ February 2024

## UP & COMING

- **BSIA Yard Sale** --  
Saturday, Feb. 17, 7am-3pm
  - **All New Comedy Tour** --  
February 27, 7pm  
Twin Isles Country Club
  - **Annual BSIA Picnic** --  
March 16  
Ponce de Leon Park
  - **Peace River Botanical Gardens** --  
w/ special glass exhibit  
April 4
  - **SHREDDER DAY** --  
Saturday, April 20, 9am-12 noon  
Twin Isles Country Club
  - **Babcock Ranch Eco Tour** --  
May 16
  - **Angel Hair by Barbie Sullivan** --  
June 6
  - **Darts** --  
June - date TBD
- More details coming soon!

\*Events w/o specific dates are subject to change.

See inside for more information, read our weekly e-bulletins, and visit [www.bsia.net](http://www.bsia.net). We also post all events on the BSIA Facebook page along with great pictures of past events!

~ **Board Meeting Held Monthly** ~  
First Friday of each month at 9 am at the Twin Isles Country Club in the upper level casual dining area.

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## From the President

### BILL PAGE

The Burnt Store Isles Association Board of Directors was very active in 2023. One of the areas of that involvement that isn't as visible is working in our larger community, the City of Punta Gorda, and Charlotte County. There were 4 monthly meetings in 2023 that we had guests from the city attend. The first was Nick Faulkner and some staff members from the City of Punta Gorda code enforcement department. Nick explained to the BOD the process on how complaints are handled by the city and the escalation process. There were a lot of questions from the BOD and dialog on how we can work more efficiently together.

Mayor Lynne Mathews attended the July BOD meeting. She gave a very thorough update on the process that the city has made in recovering from Hurricane Ian. We discussed the city's support for a traffic light at Madrid and US 41. She also talked about her concerns for the Burnt Store Isles canal fees. She said she would not support a staging area that was physically next to residences within BSI.

During the December meeting our guest was Greg Murray, Punta Gorda City Manager. He indicated that the state had just issued a 60-day extension to the state of emergency from Hurricane Ian. As a result, the city was still not aggressively enforcing code enforcement issues. Punta Gorda had been awarded a grant to staff much needed additions to the police force. There were additional discussions concerning capital project costs spiraling out of control.

The January 2024 meeting had City Council District 3 Rep Debi Lux attend. Debi was just elected in November 2023 to the city council and spoke very openly about her thoughts to improve the city's financial discipline. We took the opportunity to press our ongoing concerns over traffic speeding issues, the intersection of Madrid and US 41, and the deteriorating roads on Monaco, Tripoli, and Madrid. These roads are on the 2024 resurfacing schedule. She also emphasized the need to make your thoughts known to the council when you feel strongly about an issue.

Bill Page, President

# BSIA 2024 BOARD

## OFFICERS:

President.....Bill Page  
 Vice President.....Patricia Iorio  
 Secretary.....Charmaine Ponkratz  
 Treasurer.....Lee Brandt

## DIRECTORS:

Community Standards.....Faith Ferris  
 Legal Liaison/By-Laws.....Brian Bender  
 Membership/Welcoming.....Wendy Heath  
 E-Communications.....Polly Green  
 Neighborhood Security.....David Elkins  
 Planning.....Bill Courtney  
 Special Projects/Landscaping.....Kathy Martinelli  
 Social.....Wanda Daugherty  
 Past President (non-voting).....Bill Courtney

## COMMITTEES:

Architectural.....Faith Ferris  
 Newsletter & Membership Directory Editor & Publisher.....Diane Peterson  
 Advertising Chair.....Dave Elkins



## From the VICE PRESIDENT ~ Pat Iorio



Most of our members know the BSIA board meets monthly at the Twin Isles Country Club. Perhaps you are not aware of what we do at these meetings. Our meetings typically include a report on community concerns from an officer of the Punta Gorda Police Department, which helps to keep us informed about anything unusual or upcoming, which is then passed along to our membership via the weekly email blast sent by our E-communications director.

Of course, we review the financials and each board member presents a report of what has been done since the last meeting or what needs to be considered or accomplished coming up. We cover the logistics on upcoming social or other community events, membership updates, and any atypical architectural change requests. I report on new construction requests and the president provides an overview of past and present happenings, concerns by residents brought forward, as well as information gleaned from the monthly meetings with Punta Gorda city officials.

In addition, our security director ensures we maintain security cameras at each of the entrances to our community. This is another valuable public safety asset to our community.

The monuments at the entrances to BSIA and throughout the community are also maintained by BSIA under the direction of our special projects director.

There is also behind the scenes work done by each board member to maintain a safe and beautiful community. Members (only) are welcome to attend our meetings!



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## SOCIAL Notes ~ Wanda Daugherty



As 2023 is in the rearview mirror, so to speak, we are looking forward to 2024. We have lots of fun events already in the works.

In January, we toured the Alligator Bay Distillers; this was especially important as they will be relocating from Punta Gorda to Bonita Springs sometime in the coming year. If you couldn't make our tour, please find time to visit while they are still in our area.

February, as usual is a busy month. On the 17th we scheduled our annual BSIA yard sale. Hopefully everyone made some money and cleared space for more goodies. We also have the Comedy Show set for the 27th. The main headliner is new to us -- Mark Riccadonna, as well as The Flynn Brothers from another Mother, Jackie Flynn and Kevin Flynn. These comedians are friends of our very own Dave Elkins, so give him a shout out and let him know how much you enjoyed the show.

March is always "picnic" month. The annual BSIA picnic will be held at Ponce Park on the 16th where our current and past Presidents grill up some amazing burgers and hot dogs that are enjoyed with all the delicious dishes prepared by those attending.

Be on the lookout for a Babcock Ranch Eco Tour in April.

I want to reflect back a bit on December. We had a very active Holiday Season with several great events. On the 12th we held our very first GLO RIDE. I plan to make this an annual event and double the number of riders for our next ride. Save the date [December 19, 2024] and show off those lights. Santa and Mrs. Claus were the best!



The 2023 BSIA & BSIABC Christmas Party was another big event that everyone in attendance thoroughly enjoyed. I heard many nice compliments on the meal this year, which is always good when you're planning something you want everyone to enjoy. We have the 2024 Christmas Party scheduled for December 14th at the Twin Isles Country Club. Heart & Soul does a wonderful job with great music, ensuring the dance floor is always full.







We can't forget about those who spent hours outside decorating their homes with Christmas cheer for the neighborhood. There were so many beautiful homes – it's better to select judges than to be one!



On December 31st we reserved a pavilion at Gilchrest Park for the Blowing of the Conch. The weather was cool, but several braved the wind and came out for an early New Years Eve celebration. It takes a lot of wind to get just the right sound from the conch shell. JoAnn Houston definitely showed the newbies how it's done.



If there is an event you would like to have, please let me know. I have a wonderful committee and we will see what we can do to make it happen. Thank you...



## PLANNING ~ Bill Courtney

It's no secret that hundreds of acres of pine flatwoods south, east and west of Burnt Store Isles are rapidly being transformed into thousands of building lots. A map from Charlotte County of the planned developments within the Burnt Store Area Plan was published in a recent article of Gulfshore Business magazine. The map shows that more than 11,000 residential units, lots or parcels are planned or in stages of approval along Burnt Store Road. See <https://www.gulfshorebusiness.com/charlotte-county-tackles-growth-challenges-along-burnt-store-corridor/>.

Elsewhere, we have the Tuckers Point project at Tuckers Grade and I-75 which proposes over 1,600 homes, retail spaces and restaurants, plus the "Seagrass Subdivision" on Jones Loop Road, where plans are to build 224 single-family units on a roughly 87-acre area south of Glasgow Avenue. Adjacent to Seagrass are the 297 apartments in the Parkside apartment development.

The bottom line is that we are entering a period of growth in greater Punta Gorda likely not seen since General Development started selling lots in PGI, and later BSI, in the 1960's and 70's.

Reporting on this tremendous growth and vocalizing the resulting potential impacts on our community, such as increased traffic and diminished access to US-41, will be the focus of my first term as the BSIA Planning Director. I will bring information on the plans as they are announced back to the Board and the community. Additionally, I will present the resulting views and concerns of BSI to the appropriate state, county and city authorities.

If you have any questions or would like to contact me regarding any issue, please send an email to [planning@bsia.net](mailto:planning@bsia.net) and I'll respond as quickly as I can.



## E-COMMUNICATIONS ~ Polly Green

Hello neighbors!

This is my first year as a board member and I am really looking forward to my new role as Director of E-Communications. As you know, I have some big shoes to fill - Jenny Anderson did a wonderful job for the last 4 years!

I also have the privilege of working with Joanne Fritz who will be maintaining the BSI website. She has already made some changes, so be sure to check it out!

Please read our weekly bulletins to stay informed of the events in our neighborhood. If you have any questions and you do not know who to contact, send an email to [info@bsia.net](mailto:info@bsia.net).





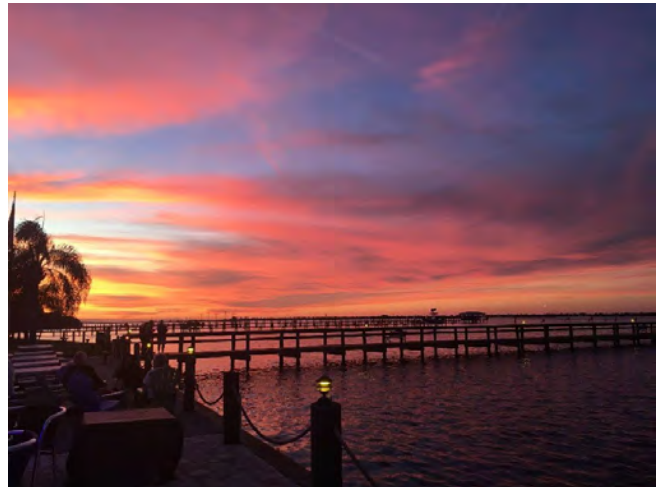
## SECRETARY'S REPORT ~ Charmaine Ponkratz

Hello neighbors,

As we begin a new year let us offer thanks to those who capably and carefully served the BSIA Board. If you are feeling compelled to give back to your community, let it be known to our former President, Bill Courtney, who is charged with leading the nominating process. With the new year, this is a perfect time for you to start a new habit of attending the Board meetings --- first Friday of the month at 9:00 --- at Twin Isles Country Club. It's a great way to explore ways in which you might serve in the future. If you would like to contact any Board member, just click here: <https://bsia.net/contact-us>

Last year when I began my tour of duty with the scribe's quill, I pledged to you to record the proceedings of the Board with transparency, appropriateness, and timeliness. I hope you have found that to be the case as you have visited the website to read the minutes. <https://bsia.net/board-minutes>

As we collectively go about our work we shall be reminded of the purpose of BSIA as it has been established: BSIA has been formed to provide a means for residents and owners of property in Burnt Store Isles to jointly promote the continual improvement of the neighborhood, to protect the common interest of all residents, foster good fellowship, to protect the health, safety and well-being of the residents and owners, to provide educational programs, and to cooperate with other civic groups, owner associations and governmental agencies as they consider plans and programs for the area.



May 2024 usher in a year of adventure in paradise.



## SPECIAL PROJECTS ~ Kathy Martinelli

Hi neighbors,

Shredder day will be held Saturday April 20, 2024, from 9 am -12 pm at the Twin Isles Country Club.

The Burnt Store Monument on the corner of Tripoli and Madrid Boulevard has been reduced in size to comply with State Code.

Look for more updates on our entrance islands this year - more flowering shrubs, stone where needed, and the monuments and anchors will also be painted.

Please continue to encourage your neighbors to join BSIA.



## Neighborhood Security Update

### David Elkins

We wish to thank the Punta Gorda police for attending our annual fall meeting and providing some helpful hints on things to be aware of here.

Speeding, of course, is always an issue, by both residents and contractors. We even had an incident with a contractor and a resident and that was not a good situation. The police want to remind residents not to take the law into your own hands. Instead, please call them; their response time is very fast (o/a 6 minutes). Carry your phone, take pictures and that sort of thing.

If you are going to be away this coming summer or away for extended periods traveling, remember that the PG police can check your property every few weeks if you alert them that you are away. You just have to notify them. Check out their "Away from Home" program at <https://www.ci.punta-gorda.fl.us/government/police/away-from-home>.

Residents – do you wonder where your annual dues are going to? I can tell you! We work on our security cameras quite often; the heat and humidity here do a number on our equipment. We are constantly replacing things, which gets expensive. But with the cameras, we can keep an eye on all our entry points by land and sea, so they are there to benefit the residents.

Remember - when a storm is approaching, make sure that your boat is secure, up high enough (we had some boats float off), and your dock boxes and other items on your docks are secure or up higher. While not exactly a security issue, I thought I should include this. Twice this past year, we had these issues.

Another marine/security issue is Garmin theft - not as bad here as on the east coast, but the thieves do go around and steal the Garmins from the boats. If you have a motion light on your boat dock or nearby, it is not a bad idea to have one that is set up to catch motion on the boat. And as I have mentioned before, theft of expensive stainless steel propellers is very common. For those of you who do leave this spring and leave your boats on the lifts, you may want to think about propeller locks. They are easy to install.

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## MEMBERSHIP ~ Wendy Heath

Happy New Year!

Now that the holidays are over, many of our snowbirding friends have come back home to enjoy the warmer weather. It has been so nice to see everyone again and get reacquainted!

I'd like to extend a special welcome to the new members of BSIA. Whether you are new to Punta Gorda, Burnt Store Isles, or just the association we are very happy to have you here. We have such a warm and friendly community, I feel certain you will enjoy many of the benefits of membership. Your dues go toward the things that help preserve property values, such as maintaining the security cameras, deed restriction compliance, and the lovely landscaped islands at the BSI entrances on Monaco and Madrid. Have some fun, too; join us at the Social Mixer hosted by Twin Isles Country Club on the first Friday of each month, come to the picnic at Ponce de Leon Park in March, have a pint and throw sharp metal objects towards the wall at the Ice House for Darts Night - we offer all that and more.

As always, I encourage you to chat with your neighbors about joining BSIA. In addition to the benefits mentioned above, membership provides access to updates and information pertinent to Burnt Store Isles via this newsletter, the weekly e-Bulletin, and the website at [www.bsia.net](http://www.bsia.net).

Thank you for supporting Burnt Store Isles by being active members of BSIA!

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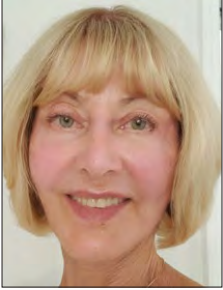
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## COMMUNITY STANDARDS ~ Faith Ferris

### SOME COMMON QUESTIONS ABOUT BSI STANDARDS AND DEED RESTRICTIONS

**Question:** Is parking allowed on the lawns, vacant lots or on the street?

**Answer:** BSI Deed Restrictions do not discuss parking on lawns, vacant lots, or streets. However, the City of Punta Gorda Code of Ordinances prohibits parking on developed property lawns at any time and prohibits parking on vacant lots and public right of ways between 1:00am and 5:00 am. The BSI streets are public right of ways.

**Question:** Can I rent my house as an Airbnb?

**Answer:** There are no Burnt Store Isles Deed Restrictions or City of Punta Gorda Restrictions on short or long term rentals. However, the Burnt Store Isles Association and the City both have had complaints with short term rentals and the City is currently reviewing potential changes to existing Code. The following are the types of constant complaints BSIA receives that make short term renting unpopular with community neighbors.

- Renters put trash out on non-pickup days,
- Renters do not obey the speed limit in the community,
- Renters park on lawns,
- Renters park overnight on vacant lots,
- Renters have noisy parties past 10:00 pm Sunday through Thursday or past 11:00 pm Friday and Saturday (see City of Punta Gorda City Ordinance Chapter 17)

Since these problems become an issue for the property owner, it is recommended you find a way to deal with potential issues when planning to rent to protect your investment and our community. Additionally, you will need to register with the City of Punta Gorda. Here is the website to register with the City of Punta Gorda before you start renting: <https://www.ci.punta-gorda.fl.us/government/city-clerk/vacation-rentals>

Also when you rent property, you are running a business short term or long term. Therefore, it is suggested you read the following web info on the City of Punta Gorda website to determine what is required in relation to what you are planning to do.

<https://www.ci.punta-gorda.fl.us/government/city-clerk/vacation-rentals>

**Question:** How do I report a City of Punta Gorda Code Violation?

**Answer:** BSI Residents can directly report Code violations to the City of Punta Gorda Code Compliance Office using the following web system at <https://www.ci.punta-gorda.fl.us/i-want-to-/report/a-code-violation> or emailing Meredith Achtenberg, Code Compliance Officer at: [machtenberg@cityofpuntagordafl.com](mailto:machtenberg@cityofpuntagordafl.com) or phone her at 941-575-3346.

# BSIA Memories

## Pics from the Summer 2023 BSIA Picnic



## Pics from Dart Night





# Helpful Tips for your Home A/C

## by Richard Gage, Service Mgr., Executive Cooling & Heating

Greetings and Happy New Year from all of us here at Executive Cooling and Heating. The recent cooler weather has been a welcome respite from the record high temperatures we saw in Summer 2023. Your AC equipment may be enjoying a break, but we all know it won't last long! Here are some helpful tips to help increase the reliability and efficiency of your equipment and avoid breakdowns when hot weather returns.

### **Filters First**

Perhaps the simplest thing you can do to ease the workload on your equipment is to keep it clean. Dirty filters reduce air flow and cause unnecessary strain on your equipment. Your system may have filters at the air handler rack or the return grille(s), or both. These filters should be properly fitted and changed at least every six months for maximum air flow. If you have trouble getting the filter in, or if it fits too loosely with gaps, it is likely the wrong size. Measure the filter grille or track and ensure that the filter fits properly.

### **Indoor Air Quality (IAQ) Devices**

There are a variety of IAQ devices that can be fitted to your air handler to further treat the air and the interior of the air handler, such as UV lights. These devices effectively reduce the amount of indoor contaminants that get past the filter and into your equipment, thereby reducing the need for professional cleaning to remedy issues resulting from dirty coils and pans. They can even remarkably reduce the dust inside your home! What's not to love about that?

### **Clearing the Condensate Drain**

The most common cause for A/C system shut-downs is a clogged condensate drain. This can be easily addressed most of the time by attaching a wet/dry vacuum (or shop vac) to the exterior end of the condensate drain, turning it on and making sure the vacuum hose is sealed to the drain piping, then checking to make sure that there is a good vacuum at the air handler. Once the line is clear, if there is a clean out access fitting, pour some hot water and mild detergent into the line to help keep it clean. Avoid corrosive or harsh chemicals. These simple steps can be helpful as a preventive measure where the drain has had chronic issues. If the system has already shut down due to a clogged drain, you will need to empty the water out of the drain pan and float switch reservoir to reset the float switch, which will send a message to your thermostat that it is okay to return to normal operation.

### Breathing Room

At the outdoor condenser, make sure the area around the equipment is kept clear of brush and debris. The unit needs to be able to move air through, without restriction, in order to remove heat from the air. Materials such as lattice or structures designed to hide the equipment from view often cause heat to be recycled through the unit, decreasing efficiency and performance. Overgrown brush, laundry lint and grass clippings are other common culprits. A light rinse of the coil with a garden hose can often clear temporary debris, but be sure to avoid spraying any electrical components.

### Professional Preventative Maintenance (PM)

All of this is helpful, but it is not a substitute for professional preventative maintenance. Air conditioning equipment should be inspected and cleaned semiannually by a qualified technician to identify any mechanical or electrical issues that may result in a breakdown if not corrected. Additionally, most equipment warranties require regular professional maintenance to keep the warranty active. Most HVAC contractors offer a PM program to help you keep your HVAC investment in top condition, so be sure to ask for details during (or before!) your next service visit.

As we head into our 36th year of serving our BSI neighbors, we welcome you to call our office anytime at (941) 637-9800 for HVAC support.

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# TREASURER'S REPORT

## Lee Brandt

### Burnt Store Isles Association, Inc

### Burnt Store Isles Association

### Budget vs. Actual

### Jan 2024

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$19,399.95	\$23,500.00	(\$4,100.05)	82.55%
4200 - New Construction Fees	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
4300 - Directory Ads	\$2,175.00	\$2,500.00	(\$325.00)	87.00%
4350 - Newsletter Ads	\$2,233.20	\$4,500.00	(\$2,266.80)	49.63%
4400 - Interest Income	\$16.20	\$450.00	(\$433.80)	3.60%
4610 - Misc. Income	\$0.00	\$50.00	(\$50.00)	0.00%
4620 - Badges - Member Paid	\$20.00	\$0.00	\$20.00	0.00%
4700 - Events - Member Paid	\$618.69	\$2,800.00	(\$2,181.31)	22.10%
<b>Total - Income</b>	<b>\$24,463.04</b>	<b>\$35,800.00</b>	<b>(\$11,336.96)</b>	<b>68.33%</b>
<b>Gross Profit</b>	<b>\$24,463.04</b>	<b>\$35,800.00</b>	<b>(\$11,336.96)</b>	<b>68.33%</b>
<b>Expense</b>				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$710.00	\$710.00	\$0.00	100.00%
6300 - Directory Preparation	\$0.00	\$1,250.00	(\$1,250.00)	0.00%
6350 - Newsletter Preparation	\$0.00	\$6,000.00	(\$6,000.00)	0.00%
6400 - Legal Fees	\$715.33	\$3,500.00	(\$2,784.67)	20.44%
6420 - Liability Insurance	\$0.00	\$2,800.00	(\$2,800.00)	0.00%
6500 - Donation Given	\$0.00	\$250.00	(\$250.00)	0.00%
6620 - Badges	\$25.03	\$50.00	(\$24.97)	50.06%
6700 - Events Member Paid	\$0.00	\$2,800.00	(\$2,800.00)	0.00%
6710 - Events BSIA Paid	\$250.00	\$2,200.00	(\$1,950.00)	11.36%
6730 - Storage Unit Rent	\$68.58	\$75.00	(\$6.42)	91.44%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$0.00	\$200.00	(\$200.00)	0.00%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6800 - Software	\$0.00	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$2,600.00	(\$2,600.00)	0.00%
6820 - Web Emails Constant Contact	\$0.00	\$800.00	(\$800.00)	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$191.06	\$1,000.00	(\$808.94)	19.11%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6930 - Meeting Room Rent	\$0.00	\$675.00	(\$675.00)	0.00%
6940 - Shredder Day	\$0.00	\$625.00	(\$625.00)	0.00%
6950 - Banners	\$78.93	\$0.00	\$78.93	0.00%
<b>Total - Expense</b>	<b>\$2,100.18</b>	<b>\$27,100.00</b>	<b>(\$24,999.82)</b>	<b>7.75%</b>
<b>Net Ordinary Income</b>	<b>\$22,362.86</b>	<b>\$8,700.00</b>	<b>\$13,662.86</b>	<b>257.04%</b>
<b>Net Income</b>	<b>\$22,362.86</b>	<b>\$8,700.00</b>	<b>\$13,662.86</b>	<b>257.04%</b>





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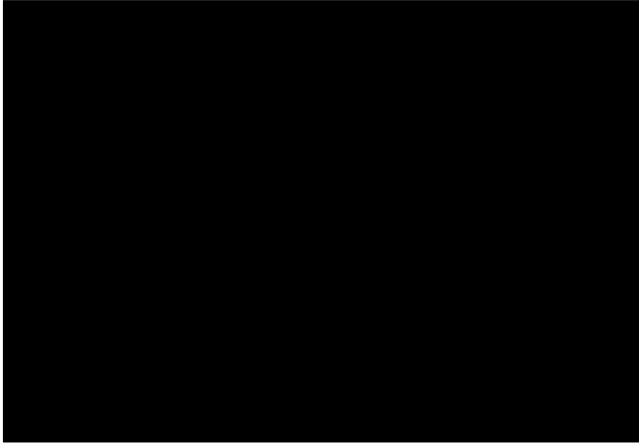
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