



UP & COMING

~ COMEDY NIGHT! ~

- **Flynn Brothers from Another Mother!**

Tuesday, Feb. 28, 7:15 pm
Twin Isles Country Club
-- See latest BSIA eBulletin for detailed information! --

~ In the Pipeline ~

- **BSIA Picnic, March 18**

- **Annual Shredder Day**

Saturday, May 6th, 9 am-12 noon
at the Twin Isles Country Club

- **Angel Hair**

Friday, June 2nd
More details coming soon!

See inside for more information, read our weekly e-bulletins, and visit 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.

IN THIS ISSUE

BSIA 2022 Board.....	2
From the Vice President.....	3
E-Communications.....	3
Social Notes	4
Passing the Baton	5
Planning.....	5
Secretary's Report	6
Special Projects.....	6
Neighborhood Security Update...	7
Membership	8
Community Standards	9
Treasurer's Report	10



From the President

BILL PAGE

Happy New Year, everyone! I thought I would start out my first newsletter article by giving you some information on my background. My professional experience has been in the areas of accounting and finance. The last 20 years in my professional career I was a plant controller for multiple manufacturing facilities. I have also been very active in various non-profit organizations over the years. My most notable was to be the national Treasurer for Parrot Heads in Paradise (Jimmy Buffett Fan Club) for 7 years, and the CEO for The Paradise Charitable Foundation that raised funds to help individuals with natural disasters, for nearly 20 years. My wife Ann and I moved to BSI in February 2017, where I was the Burnt Store Isles Association Treasurer for 4 years.

There are a lot of important roles that BSIA performs. For me, one of the most important is to help property owners protect their investment in their property. This can be done internally by managing the development in the community, but also includes the Board representing the community in different areas within all of Punta Gorda and Charlotte County. The most important thing for Ann and I, when we selected BSI, was the consistency that the neighborhood presented. In a lot of the developments that we looked at, the older houses presented a distinct contrast to houses that were recently built. That contrast is not as distinct in BSI, as newer homes blend in with houses that had been built early in the development's history. I believe that is due, in large part, to the Association's actively managing both new construction and architectural changes to existing homes. Managing architectural changes will be very important to all of us as we repair the damage from Hurricane Ian.

The BSIA Board has been very active in the important role to promote safety within BSI. I believe that this Board will continue to put this as a priority. This has been very challenging in the past as we navigate our needs/wants with the restrictions from the City of Punta Gorda and the Florida Dept. of Transportation. We have had several serious vehicle accidents with a lot of physical damage in BSI despite a maximum speed limit of only 30 mph. We have been very fortunate that these accidents only involved motor vehicles and not pedestrians, bicycles, or pets.

Bill Page, President

BSIA 2023 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.....John Bothwell
 E-Communications.....Jenny Anderson
 Neighborhood Security.....David Elkins
 Planning.....Mary Boeringer
 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

DISCOVER **EXCEPTIONAL** REAL ESTATE SERVICE

Discover the difference with Genevieve Ramachandran



941.268.1511

GennyRamachandran@michaelsaunders.com

Michael Saunders & Company.

LICENSED REAL ESTATE BROKER

101 Taylor Street | Punta Gorda, FL 33950
941.639.0000 | michaelsaunders.com

Licensed and Insured Lic#CPC1457405

Enjoy
Your Pool
We'll Take Care of Everything.



www.poolboyinc.com

POOL BOY INC.

SERVICE • REPAIRS • HEATING

941 255-1900

From the VICE PRESIDENT ~ Pat Iorio



I am settling into my new Vice President role, transitioning from the Director of Community Standards where I reviewed and approved over 40 roofs in the last quarter of 2022. As Vice-President, I am tasked with the review and approval/disapproval for all new construction projects in Burnt Store Isles. While the frenetic pace of building over the last several years has slowed, there are still a number of requests in the pipeline, with more coming, due to the desirability of our community.

Our deed restrictions mandate all proposed new construction requires approval of the BSIA Board of Directors. This is needed to make certain deed restrictions are met with a new build, as well as ensuring the aesthetics of our Burnt Store Isles community.

Another aspect of my role is to chair the Architectural Review Committee. The Architectural Review Committee, which will ensure a timely response to architectural requests, is comprised of 5 members: Bill Page, President; Bill Courtney, Past President; Brian Bender, Legal; Faith Ferris, Community Standards; and myself, serving as the Chairperson of this committee.



E-COMMUNICATIONS ~ Jenny Anderson

Weekly bulletins- I hope you read the Tuesday Bulletin emails as they are your best source for BSIA news and event information. Be sure to scroll to the bottom of the Bulletin. There will be some items from recent Bulletins. At the very end of the Bulletins, there will always be the permanent info that you may need, like links to past Newsletters, how to get BSI car stickers, name tag ordering, and our Sherwin-Williams paint discount plan. If you are not receiving the bulletin, please email info@bsia.net.

Website- We constantly update our website at www.bsia.net. If you have neighbors who aren't members, have them look at the website to see all we do for BSI and why their support is so important. The menu (the bar on the side of the page, or three lines on top of the page, depending upon the device you are using) is where you will find almost everything you need to know about your Association, including how to contact Board members, Deed Restriction information, and the Architectural change form to fill out for the changes we all seem to be having to make to our houses.

If you have any questions or suggestions regarding communications, bulletins, or the website, please email info@bsia.net. Also, let me know about any changes in any of your contact information so that you can be kept up to date on all things BSIA.

SOCIAL Notes ~ Wanda Daugherty



I trust everyone had a Happy New Year and that 2023 will be filled with happiness, good health (no hurricanes) and lots of fun events everyone will enjoy.

In October we had a small group who enjoyed fun pottery painting at Bisque It Studio; they make it so easy that we all were great artists and designed our own creations.



In November, many signed up for some Angel Hair. A big thank you to Donna Stankiewicz for hosting this event at her lovely home. These beautiful ladies were all set for the Christmas party with their added sparkles.

The Christmas Party was another great success; there were approximately 110 in attendance. After a delicious meal, all enjoyed music by "Heart and Soul", with lots of socializing and dancing. Please thank the BSIBC and BSIA for supplementing some of the cost of this event for their members.



In January, we visited the Escape Rooms Unlocked. We all had a great time trying to figure out the mysterious steps to unlocking the room. Some were a bit challenging, but we all persevered and escaped unscathed, ready for another challenging room. This event is well worth repeating.

In February, we always have the community yard sale that everyone looks forward to. I think this year was equally as successful as the previous year for those who participated.

Also, on February 28th we're lucky to have the "FLYNN BROTHERS FROM ANOTHER MOTHER" bring us a comedy night. Dave Elkins is instrumental in getting these very popular standup comedians to our area. They travel the US entertaining and just happen to drop in to visit Dave and Carolyn in February and are gracious enough to put on a show for us. Kudos to Dave!

Don't forget our annual BSIA picnic on March 18th from 10:00am until 3:00 pm at Ponce De Leon Park, where the president and past president slave over a hot grill preparing burgers and hot dogs. All the delicious side dishes and desserts are prepared by the ladies. As great as all the food is, the best part is getting together and socializing as a community that feels like family. Nowhere is there a finer neighborhood to be part of than our very own BSIA, thanks to all who live here.

Passing the Baton

BSIA Annual Membership Meeting - Thursday, December 8, 2022



Outgoing President Bill Courtney (right) presented Past President Ian Milne (left) a Certificate of Appreciation for his many years of service.



VP Faith Ferris presents outgoing President Bill Courtney with a gift card and Certificate of Appreciation for his service.



PLANNING ~ Mary Boeringer

I wish everyone a Happy & Healthy New Year.

The BSIA board met with developers re the old Walmart parking lot. They plan to construct retail stores in the front portion of the lot, and two additional buildings behind that could be a mix of retail or warehouse space. They are now in the process of meeting with the city to get approval and whatever else they will need to proceed. We will keep you informed of any progress to this project as it becomes available to us.

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, with a special nod to my predecessor whose baton pass was handled smoothly and professionally.

While a newcomer to the board, we are 20-year residents in Burnt Store Isles. The last time I served in a scribe role was in a church setting. Any Presbyterian reading this knows we like to do things decently and in order. That is my pledge to you; to record the proceedings of the Board with transparency, appropriateness, and timeliness.

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.*

Let me close with this tidbit. If you have not visited the BSIA website in some time, you are encouraged to do so, at <https://bsia.net/>. There is a wealth of information posted. And if you can't find it there, then take advantage of contacting the Board directly. We will make our best effort to respond: <https://bsia.net/contact-us>.

May 2023 be a year of recovery and resurgence for BSI, Punta Gorda, and southwestern Florida.



SPECIAL PROJECTS ~ Kathy Martinelli



Happy New Year, BSI neighbors!

As Special Projects Director, I am responsible for overseeing the landscaping for the eight entry islands into BSI, running Shredder Day in April, and any other special projects that need to be done.

This year, the entrance islands will get a facelift. New plants and flowers will be planted to update the islands and make the entrance into our community beautiful and welcoming.

Shredder Day is held after Tax Day to rid ourselves of old documents, magazines, and papers. This is a free event for all BSIA members.

Please feel free to contact me with any ideas or suggestions.

Neighborhood Security Update

David Elkins



As of the date of the writing of this article, things are in great shape with our security equipment after some of the damage from Hurricane Ian. We had some camera issues but all systems are up and running and we are able to monitor all sorts of traffic whether it is a vehicle or just foot traffic at all of our exits and entrances to BSI, including the waterways.

No major incidents as of 12/28, but traffic is up with all the winter residents here. The Punta Gorda Police department has given extra attention to the traffic and speeding on the section of Tripoli from Madrid to Monaco with extra patrols and traffic/speed checks. Of course most of the warnings and tickets are to residents (surprised)? Reminder that the speed limit for all of our roads is 25 or 30mph max. That is an issue on the streets with the longer straightaways. If you hire contractors to do work on your house please remind them of the speed limits we have; pedestrians, dog walkers and more.

A reminder as well - don't leave your keys in your cars that are outside in your driveway overnight (it is called common sense) and lock your cars that are outside. That is the advice of the PG police department. And it would be advised that if you are not at home, to lock your homes as well, per the PG police. There is no reason to make it easy for thieves to frequent our area.

We look forward to a very quiet and safe 2023 on our roads and waterways.



NOLAN FAMILY INSURANCE

100 MADRID BLVD.,
UNIT 111
PUNTA GORDA, FL 33950
PHONE: 941.639.1122



"Our family is dedicated to protecting you and your family."

Specializing in home, flood, auto, boat and commercial insurance. Call today for a free policy review.

www.nolanagency.com



MEMBERSHIP ~ John Bothwell

BSIA continues to add new members every month. We are now over 500 members strong.

Please help us grow our association by talking to your neighbors and inviting them to join BSIA if they are not members. The more members we have, the stronger our collective voices are when talking to city council and the county government.

I know when I'm walking my dog, I tend to meet the same people every day; we share conversation and sometimes a cup of coffee. This is a great time to discuss the Burnt Store Isles Association with your neighbors if they are not already members.

One of the benefits of our association is that it helps to maintain and protect the Burnt Store Isles deed restrictions which is very important when we look at all the new construction. The social activities are a great way to meet new people and catch up with neighbors we don't see every day.

Don't forget to check our newsletter, electronic bulletin board, Facebook, and our website, www.bsia.net, to stay informed with everything going on in our community. This is the result of hundreds of hours of volunteers working to protect our community and keep our neighbors well informed and safe.

Thank you to all our members for supporting Burnt Store Isles by being active members of the BSIA.

“Quality Service with Pride”

License #EC13006946

Ken Tyner Electric, Inc.

Phone 941-505-2778

E-mail kentynerelectric@yahoo.com

**Commercial, Residential, Service,
Generators, Surge Protection & More**



COMMUNITY STANDARDS ~ Faith Ferris

Roofing: Repair vs Replacement

BSIA is keenly aware of the issues our community residents are facing with the damage to their homes as a result of Hurricane Ian. It is not only difficult to find experts to make needed repairs, but in many cases difficulty in dealing with insurance companies to respond as expected. BSIA has been asked by a few residents to weigh in on this issue in the hope that BSIA would have precedence over current Florida Statute regarding repair rather than entire roof replacement.

Unfortunately, BSIA (nor local government, Florida Statute 553.73(4)) is in a position to contradict or override Florida Statute or Florida Building Codes. Nor are we in a position to get involved in negotiations with insurance companies or building contractors on behalf of residents. Board members as well as numerous other residents finding themselves in disappointing results from their insurance companies have shared that they are using legal recourse to defend their position.

Roof repair versus replacement has become one of the most contentious topics between homeowners and insurers. Some homeowners have shared pricing estimates for total roof replacement from \$80,000-\$120,000 and upwards if solar is also involved. Unfortunately, these replacement prices and the latest Florida Statutes are allowing insurance companies to defend lower cost repairs rather than replacement of the entire roof. The following web site is a law firm that represents insurance companies. It may be of benefit to know some strategies and laws that may be used to deny entire roof replacement. Litigating Tile Roof Claims - Butler Weihmuller Katz Craig LLP. Hopefully, if a resident is found in the situation of having to accept repairs, make sure you are aware and comfortable with the replacement tile. Ensure your contractor is providing tile as described in the Florida Statute as "like kind in both material and profile. Damaged, cracked, or broken slate or tile shall not be reinstalled"....

References: BSIA does not recommend contractors, products or materials but Randy Anderson from North Star Roof Services 321-223-4973 assisted in researching the latest related building codes and statutes shown below. He has been most helpful and is interested in supporting our community.

2020 Florida Building Codes: Sections 1511.5

Florida Statutes: § 553.8425(7), § 553.844(5), §553.73(4)

Senate Bill 4D 2022 – SB 4-D: Building Safety

EMAIL AND RESERVE YOUR
ADVERTISING SPACE IN OUR
NEXT NEWSLETTER TODAY!



newsletter@bsia.net

- ✓ Lifting, Surveys & Transports
- ✓ Engine Repair/Maintenance
- ✓ Fiberglass/Imron/Gelcoat
- ✓ Bottom Paint



(941) 639-2750
25096 Marion Ave
Mon - Fri, 8:00am - 4:00pm



TREASURER'S REPORT

Lee Brandt

Burnt Store Isles Association, Inc Burnt Store Isles Association Budget vs. Actual From Jan 2022 to Dec 2022

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$23,122.54	\$23,625.00	(\$502.46)	97.87%
4200 - New Construction Fees	\$5,250.00	\$3,000.00	\$2,250.00	175.00%
4300 - Directory Ads	\$2,124.50	\$2,307.00	(\$182.50)	92.09%
4350 - Newsletter Ads	\$4,470.99	\$1,500.00	\$2,970.99	298.07%
4400 - Interest Income	\$13.67	\$150.00	(\$136.33)	9.11%
4500 - Donations Received	\$20.00	\$0.00	\$20.00	0.00%
4600 - 50/50	\$307.00	\$0.00	\$307.00	0.00%
4610 - Misc. Income	\$220.00	\$100.00	\$120.00	220.00%
4620 - Badges - Member Paid	\$229.17	\$0.00	\$229.17	0.00%
4700 - Events - Member Paid	\$5,893.00	\$1,594.00	\$4,299.00	369.70%
Total - Income	\$41,650.87	\$32,276.00	\$9,374.87	129.05%
Gross Profit	\$41,650.87	\$32,276.00	\$9,374.87	129.05%
Expense				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$9,511.07	\$8,514.00	\$997.07	111.71%
6300 - Directory Preparation	\$894.95	\$1,145.00	(\$250.05)	78.16%
6350 - Newsletter Preparation	\$4,319.69	\$4,095.00	\$224.69	105.49%
6400 - Legal Fees	\$4,978.75	\$3,000.00	\$1,978.75	165.96%
6420 - Liability Insurance	\$2,616.97	\$2,900.00	(\$283.03)	90.24%
6500 - Donation Given	\$165.85	\$250.00	(\$84.15)	66.34%
6620 - Badges	\$278.37	\$0.00	\$278.37	0.00%
6700 - Events Member Paid	\$5,718.00	\$1,594.00	\$4,124.00	358.72%
6710 - Events BSIA Paid	\$1,631.74	\$2,000.00	(\$368.26)	81.59%
6730 - Storage Unit Rent	\$770.05	\$584.00	\$186.05	131.86%
6750 - PO Box Rental	\$182.00	\$200.00	(\$18.00)	91.00%
6760 - Postage and Delivery	\$13.45	\$525.00	(\$511.55)	2.56%
6770 - Safe deposit Rent	\$100.00	\$100.00	\$0.00	100.00%
6800 - Software	\$0.00	\$935.00	(\$935.00)	0.00%
6810 - Web Data Remote Hosting	\$1,054.08	\$588.00	\$466.08	179.27%
6820 - Web Emails Constant Contact	\$722.32	\$0.00	\$722.32	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$427.51	\$1,050.00	(\$622.49)	40.72%
6910 - Office Supplies	\$90.86	\$0.00	\$90.86	0.00%
6920 - Surveillance Cameras	\$3,872.59	\$6,280.00	(\$2,407.41)	61.67%
6930 - Meeting Room Rent	\$567.00	\$630.00	(\$63.00)	90.00%
6940 - Shredder Day	\$600.00	\$600.00	\$0.00	100.00%
6950 - Banners	\$0.00	\$250.00	(\$250.00)	0.00%
6970 - Mass Mailings	\$1,811.61	\$2,000.00	(\$188.39)	90.58%
Total - Expense	\$40,388.11	\$38,305.00	\$2,083.11	105.44%
Net Ordinary Income	\$1,262.76	(\$6,029.00)	\$7,291.76	-20.94%
Net Income	\$1,262.76	(\$6,029.00)	\$7,291.76	-20.94%



TRADEMARK roofing



Need a new ROOF?
Call Kory and Bekah
Whiteside at
239.848.6613 and
ask for the "Dynamic
Duo Discount"
TODAY!

www.trademarkroofingllc.com



Call KG
7 Days a Week
for your
Yamaha Outboard Repower
941-628-5000



INGMAN Marine

Family Owned & Operated
for over 40 Years
12 Boat Lines
Open 7 Days a Week
in Sales



4 LOCATIONS TO BETTER SERVICE YOU

SARASOTA 8311 N. Tamiami Trail 941-360-0088	PORT CHARLOTTE 1189 Tamiami Trail 941-255-1555	PLACIDA 15001 Gasparilla Road 941-697-1000	NORTH FORT MYERS 14531 N. Cleveland Ave. 239-599-9069
--	---	---	--

WWW.INGMANMARINE.COM

Burnt Store Isles Association, Inc.
P.O. Box 510956
Punta Gorda, Florida 33951-0956

Here is your 2023 BSIA membership card.
Cut the card out, print your name on the
line, and carry it with you when desiring to
receive membership discounts as listed on
the website.



FOR A COPY OF THE MEMBERSHIP CARD,
EMAIL MEMBERSHIP@BSIA.NET



Live for today, plan for tomorrow.

Trust Administration • Investment Management • Estate Planning

Discover our complimentary services, including educational seminars, a second opinion on your investment portfolio, and a review of your estate planning documents.

Samuel Kiburz

SVP, Chief Investment
Officer

Christine Hause

Vice President

Angie Parsons

Portfolio Manager

Gregory Thomas

VP, Portfolio Management
Services

 **CHARLOTTE STATE
BANK & TRUST**

Part of the Crews Banking Family

941-624-1917 | charlottestatebank.com

Investments are not a deposit or other obligation of, or guaranteed by, the bank, are not FDIC insured, not insured by any federal government agency, and are subject to investment risks, including possible loss of principal.