

In-Person Meeting Held at Twin Isles Country Club
Friday, September 5, 2025
Meeting Called to Order at 9:00 a.m.

Pledge of Allegiance – Opened the meeting with the Pledge of Allegiance

1. UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

- Lt. Davoult attended and reported on the following items:
 - He said that PGPD has only one officer opening and one staff opening. They are pleased with the recent push to become fully staffed.
 - He reported that staff will be attending a crisis intervention session for first responders after a recent child drowning in the city.
 - Mr. Fritz inquired about the PGPD web site and the lack of daily reports being posted. The lieutenant promised to look in to it.
 - Dave Elkins thanked the Lieutenant for ensuring that speeding through BSI is still being monitored. Residents have noticed a difference. The Lieutenant mentioned that officers are also speed trapping in the city.

2. ROLL CALL

Officers Present

Bill Page, President
Pat Iorio, Vice President
Jan Draber, Secretary
Lee Brandt, Treasurer

Directors Present

Bill Courtney, Community Relations
Brian Bender, Legal Liaison [*connected to the meeting via conference call*]
Wendy Heath Brandt, Membership
David Elkins, Neighborhood Security
Polly Green, E-Communications
Kathy Martinelli, Standards
Connie Higgins, Special Projects
Tracy Sage, Social

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
Dave DeGerome BSIA member
Bill Schmidt BSIA member
Mr. & Mrs. Rich Bevak BSIA members
Peter Hansen and Laurel Phillips BSIA members

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Dave Elkins and seconded by Pat Iorio to approve the minutes of the August board meeting dated August 4, 2025. Motion approved.

4. OFFICERS' REPORTS

President – Bill Page

- At the outset, Bill noted that we would be discussing the deed restriction issue and the status of the appeal near the end of today's meeting. He reported that after 5 weeks, BSIA has taken in \$28,339 in support of the appeal which is approximately 38% of the goal. The Board has contributed \$4200 of the total. He added that the postcards were mailed to all residents (not just BSIA members) and that some homeowners are saying "they did not see it" which could mean it was tossed before reading. Approximately 30 were "Returned to Sender" but the post office has applied the "Unable to Forward" over the original addresses, making it difficult to determine who hasn't been reached by the mailing. Bill Courtney added that we used the Charlotte County tax mailing list which is composed of addresses for taxpayers on the tax rolls. It is possible that the responsible taxpayer could be a bank or other entity, and not an individual homeowner.

Vice President – Patricia Iorio

- Regarding new home construction, Pat reported that she has no contacts regarding new construction activity.
- She provided a follow-up on the ongoing large new home build on Tripoli and indicated that a permit was received from the city for the homeowner to install artificial turf in the back of the property only. In answer to questions posed about environmental impact, Pat said that the contractor will be required to dig dirt out to a certain level and then add a requisite amount of fresh sand before installing the turf.
- President Bill Page asked Pat if she was experiencing any issues with Twin Isles Country Club (TICC) given the recent loss of the club manager. Pat shared that everything was going well and that the previous manager had done a good job of sharing the BSIA schedule for 2025-2026 meetings and events.

Secretary – Jan Draber – No Report

Treasurer – Lee Brandt

Treasurer's Reports - Lee provided copies of the following reports to the Board which are actually YTD figures vs. end of the month:

- **Financial Reports** – Budget vs. Actual August 2025. *(See detail at end of these minutes.)*
- **Banking Account Balances** *(See detail at the end of these minutes.)*
- **Proposed Budget for Calendar Year 2026**

- Lee indicated his goal is to present a balanced budget for Board approval at the October meeting followed by membership review and approval at the Annual Meeting in November. At the annual meeting, the membership will be presented with a line-by-line explanation.
- The Board discussed a number of line items in the budget that could possibly be reduced to help with an anticipated shortfall in 2026.
- Declining membership was also a topic of discussion and board members and guests offered a number of ideas to boost membership which would help to increase the amount received from annual dues.

5. OLD BUSINESS

- Vice President Pat Iorio reiterated that the Annual Meeting is confirmed for 1-3 pm. November 13, 2025 at Twin Isles Country Club. Pat has responsibility for coordination, logistics (including A-V needs) and for identifying board members to assist with registration, distribution of materials, etc. As a note, the Boat Club will hold their annual meeting from 3:00-4:00 p.m.
- Pat confirmed that the joint SCAM/CHEC presentations are set for October 16, 2025 from 3:00-5:00 p.m. at Twin Isles. The registration was opened and there have already been numerous sign-ups. The PGPD scam presentation will be from 3-4 and the CHEC overview will be from 4-5 pm. TICC will offer beverage service and will staff according to the anticipated attendance. President Bill Page indicated he would like to include a very brief update on the deed restrictions appeal at the beginning of the meeting (approximately 2-3 minutes) but does not plan to take any questions so as not to take away from the planned presentations. Polly Green reported that she plans to develop a special email for this event that will be formatted to make it easy for BSIA members to share with non-members.
- Regarding the slate of officers for the 2026 BSIA Board: There is currently no candidate for the office of President. There is one candidate each for Treasurer and Legal Representative. Meetings with potential officers are currently underway. The ballot remains open for nominations up to just before the vote.
- In a discussion about fundraising, it was noted that BSIA is a *Not*-for Profit organization (as opposed to a Non-profit). TICC licensing does not permit conducting raffles or any form of betting, but we would be allowed to run a 50-50 at our events. The group agreed that we will hold our first 50-50 drawing at the annual meeting. Tracy Sage shared that she has the tickets that can be used and the only open item is determining who will coordinate.

6. NEW BUSINESS –

- President Bill Page summarized the planned items for this year's annual printed newsletter. He started by noting that the volume of print material will affect the cost so the group agreed to highlight the following items:
 - Notification of the annual meeting *[required]*
 - The Slate of Officers for the upcoming year *[required]*
 - The proposed annual budget *[required]*
 - Paid advertising *[helps to generate "Income"]*
 - Pat Iorio (VP) and Kathy Martinelli (Standards) will collaborate on an article highlighting new construction guidance, standards, the Architectural Review Committee (ARC), the security cameras, and any other items focused on keeping BSIA a beautiful and safe community.
 - Bill Courtney (Community Relations) will provide an update on the 1% Sales Tax initiative and ideas for community improvements proposed to date.

- Wendy Brandt will develop an article on membership and will focus on reasons to maintain membership or encourage others to join. She will highlight some of the benefits gained from membership dues.
- The Board will provide a narrative summary of the law suit and appeal status.

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy presented a summary of her recent inspections and open actions. Since the beginning of the year, she identified 75 homes with roofs in disrepair or in need of replacement. 41 roofs have been cleaned. 7-8 properties have roofs that are still be litigated. 16 will be revisited in partnership with Punta Gorda Code Enforcement. The board acknowledged that Kathy has done an excellent job of identifying the issues, maintaining an effective working relationship with the City, and being dedicated to follow through to ensure that open items at BSI residences are resolved. There is one significant challenge with a property on Monaco Drive that is under constant review and the homeowner is being fined regularly, but this doesn't seem to have any impact.
- Kathy reminded the group that we have an extensive list of approved paint and trim colors that are Sherwin Williams products. BSIA residents can receive a 33% discount when purchasing at Sherwin Williams. She noted that there is an increase in requests to use color combinations that are not included on the approved list and as these requests come up, they are discussed by the Architectural Review Committee and decisions are made to deny or allow a change.
- Kathy noted a recent concern about landscapers blowing debris into the canals which can create a dangerous algae situation. Kathy will research the city web site for published guidance and Polly will provide a link that guidance in an upcoming newsletter.
- Consistent with past practice, Kathy emailed local political candidates reminding them of the rules regarding political signage including times for posting and taking down (post-election), and placement of signs (nothing placed in road medians and signs must be placed 10 ft from pavement).
- Lastly, Kathy noted that BSIA homeowners are still submitting requests for home improvements consistent with past practices under deed restrictions and that most are being cooperative and understanding of our request to comply with written guidance despite the current status of the law suit.

E-Communication – Polly Green – No Report

Legal Liaison – Brian Bender – No Report

- Brian informed the group that we have engaged an appeals attorney from the Tampa, FL area. The attorney is working on how to present the appeal. Our current attorney, Mr. Wotitzky is providing materials from case history to be used in the appeal.
- He added that all 3 sessions of the recent Zoom calls were well attended and participants' questions were addressed. Due to a technical problem, only 2 were recorded and anyone (including non-members) can view the recordings via our web site.

Membership – Wendy Heath Brandt

- Wendy reported that we now have 458 members which is approximately 50 less than the prior year.
- We will start renewals/new memberships in October. Kathy Martinelli asked about the possibility

of offering rolling memberships (similar to other organizations) so we wouldn't be so tied to the once/year window. Some board members suggested this would be administratively onerous. One guest suggested that there a software tools that could be used to manage this type of enrollment. More discussion on this topic will take place at a future meeting.

- In conjunction with the budget discussion, Wendy noted that she has a reduced inventory of "swag" bags and new membership materials so she will be requesting a quote from Buffalo Graphics. Not providing these could be a possible budget cut offered for the coming year.

Neighborhood Security – David Elkins – No Report

Social – Tracy Sage –

- Tracy shared that approximately 18 members attended the special luncheon at Donatos in August and all attendees seemed to enjoy themselves.
- She noted that the monthly mixer would take place this evening (September 5th) at Twin Isles Country Club and she made a request for more BSIA board members to attend social events.

Special Projects – Connie Higgins –

- Connie asked the group if we were ready to make a decision regarding Shredder Day in 2026 and the board agreed that we should leave the item in the budget as is and defer a decision regarding possible reduced hours or cancellations until a later date.
- She noted that the work Kathy Martinelli did on the islands last year has resulted in the entrances to the development being something that we can all be proud of.

Community Relations– Bill Courtney –

- Bill shared a status from the local committee he is serving on to identify and propose ideas to spend the city of Punta Gorda portion of the 1% sales tax (approximately \$25-\$26 million). He reminded us that funds cannot be used for operational items and should be used for infrastructure improvements, land acquisitions, grants, etc. Recommendations will be advanced for decision. All ideas must be vetted by City Council before being forwarded to the committee for consideration. Kathy Martinelli asked if anyone had suggested a park for the north end of town since all of our park services are close to the downtown. Bill said no but if there was an interest, he pointed people to the City Council form for proposing ideas. He said suggestions to date include a new firetruck and a traffic light at Home Depot. As a reminder, the 1% sales tax will be up for renewal as a ballot item in the 2026 elections.

Past President – Bill Courtney – No Report

8 PUBLISHER REPORTS

Newsletter (published once a year) - Diane Peterson

- See the discussion [above] in the "New Business" portion of today's meeting. As noted, the volume of printed material is in direct correlation to the cost of printing.

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins – No report

9 GUEST /MEMBER COMMENTS OR ISSUES

- Guests at today's meeting shared that their interest in attending was related to the deed restrictions case and updates on the status of the appeal.
 - Regarding the deed restrictions appeal, Laurel Phillips attended to summarize materials she had previously shared with board members. Her interest was in ensuring that the appellate attorney was fully armed with background research regarding similar past cases. She emphasized one case in particular she felt was relevant in terms of precedent.
 - Our legal representative Brian Bender thanked her for preparing the information and indicated he planned to share the materials with the new attorney. Upon request, Brian shared the attorney's contact information:
 - Raymond T. Elligett of Buell & Elligett of Tampa Florida
 - Ms. Phillips' main point was a suggestion to ask our attorney to file a Stay of Enforcement pending the outcome of the appeal. She indicated there is legal precedence for this.
 - She also shared detailed information regarding an exemption that we might qualify for given her case law research regarding property rights under MRTA.
- Circling back to the topic of declining membership, other guests, including Mr. DeGerome feel that we need greater outreach regarding the benefits of renewal, and that we should increase the frequency of reminders about memberships expiring. Polly Green shared that for several months following the membership renewal cutoff, she sends targeted emails to remind people they missed the deadline.
 - Someone asked about using Next-door or the old BSI Facebook page but the general consensus was that these sites can lead to negativity. Our BSIA.net web site is publicly available and we should point people there and remind them of the wealth of information available to both members and other homeowners.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING 00..000

11 ADJOURN

It was moved by Lee Brandt and seconded by Wendy Brandt to adjourn the meeting. Motion approved. Meeting adjourned at 11:02 a.m.

The next Board Meeting is planned to be held on Friday, October 3, 2025. The meeting will be "In-Person" and held at the Twin Isles Country Club.

Respectfully submitted by Jan Draber, Secretary

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Custom Cash Statement
End of Sep 2025

FINANCIAL ROW	AMOUNT
Cash Accounts	
Bank Accounts	
1000 - Checking	\$9,139.18
1101 - CD's	\$10,000.00
1201 - Money Market	\$6,846.19
Total - Bank Accounts	\$25,985.37
Total Cash	\$25,985.37

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Budget vs. Actual
From Jan 2025 to Sep 2025

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$23,045.09	\$25,000.00	(\$1,954.91)	92.18%
4200 - New Construction Fees	\$500.00	\$2,000.00	(\$1,500.00)	25.00%
4300 - Directory Ads	\$1,667.50	\$2,000.00	(\$332.50)	83.38%
4350 - Newsletter Ads	\$715.80	\$2,600.00	(\$1,884.20)	27.53%
4400 - Interest Income	\$1,381.36	\$1,000.00	\$381.36	138.14%
4500 - Donations Received	\$40.00	\$0.00	\$40.00	0.00%
4600 - 50/50	\$0.00	\$100.00	(\$100.00)	0.00%
4610 - Misc. Income	\$585.00	\$50.00	\$535.00	1,170.00%
4620 - Badges - Member Paid	\$90.00	\$120.00	(\$30.00)	75.00%
4700 - Events - Member Paid	\$717.50	\$2,000.00	(\$1,282.50)	35.88%
Total - Income	\$28,742.25	\$34,870.00	(\$6,127.75)	82.43%
Gross Profit	\$28,742.25	\$34,870.00	(\$6,127.75)	82.43%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$6,390.00	\$8,520.00	(\$2,130.00)	75.00%
6300 - Directory Preparation	\$1,402.05	\$1,250.00	\$152.05	112.16%
6350 - Newsletter Preparation	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6400 - Legal Fees	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6410 - Attorney Fees Reserves	\$38,247.82	\$42,592.00	(\$4,344.18)	89.80%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$142.25	\$120.00	\$22.25	118.54%
6700 - Events Member Paid	\$463.19	\$2,000.00	(\$1,536.81)	23.16%
6710 - Events BSIA Paid	\$469.10	\$2,000.00	(\$1,530.90)	23.46%
6730 - Storage Unit Rent	\$551.05	\$864.00	(\$312.95)	63.78%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$9.68	\$200.00	(\$190.32)	4.84%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$600.00	(\$600.00)	0.00%
6820 - Web Emails Constant Contact	\$819.00	\$800.00	\$19.00	102.38%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$388.69	\$500.00	(\$111.31)	77.74%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6920 - Surveillance Cameras	\$257.32	\$700.00	(\$442.68)	36.76%
6940 - Shredder Day	\$900.00	\$900.00	\$0.00	100.00%
Total - Expense	\$53,635.01	\$70,661.00	(\$17,025.99)	75.90%
Net Ordinary Income	(\$24,892.76)	(\$35,791.00)	\$10,898.24	69.55%
Net Income	(\$24,892.76)	(\$35,791.00)	\$10,898.24	69.55%