

In-Person Meeting Held at Twin Isles Country Club  
Thursday, July 3, 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) -**

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- J Lt. Davoult attended and reported on the following items:
- o He said that staffing actions are proceeding and going well. The PGPD expects to be fully staffed and operational in about six months.
  - o He noted that there will be a “all hands-on deck” position for the July 4<sup>th</sup> holiday due to numerous community events being held at multiple venues in the City of Punta Gorda. He shared details regarding traffic flow in order to maintain smooth travels for the Freedom Swim and fireworks being held at both Fishermen’s Village and downtown. Drivers will be made aware of detours that will be in place on 7/4/2025.
- J Bill Courtney and other board members asked the Lieutenant to look into a safety issue on Tripoli Blvd where multiple contractor vehicles and trailers are lined up on a blind curve. Although they are working at two different houses, they do not have cones or a flagman and are causing difficulties for residents on this street. The Lieutenant told us that a truck and trailer are required to have cones in the front and the back of the vehicles and if a contractor has multiple vehicles they are required to post a flagman. Another board member also noted that vehicles are parked directly across from the others creating a safety hazard by preventing passage of emergency vehicles. He promised to report it and dispatch someone to investigate. He also asked that in the future, situations like this be reported to the PGPD non-emergency number for immediate attention.

## **2. ROLL CALL**

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### Officers Present

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

### Directors Present

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

Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory (not able to attend today's meeting)

David Elkins – Advertising Sales

Excused:

Brian Bender, Legal Liaison

**A quorum has been established.**

Other Attendees:

Bob Fritz, BSI resident and BSIA member

Ken Lampkin, BSI resident and BSIA member

C. J. Metcalfe, BSI resident and BSIA member

Mr. & Mrs. Rich Bevak, BSI residents and BSIA members

**3. REVIEW AND APPROVE BOARD MEETING MINUTES**

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It was moved by Wendy Brandt and seconded by Pat Iorio to approve the minutes of the June board meeting dated June 6, 2025. Motion approved.

**4. OFFICERS' REPORTS**

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**President – Bill Page**

- ) Bill noted that he wanted to discuss solicitations in the BSI community. There continue to be numerous contractors and other service providers canvassing the neighborhood. Most have been reported to the PGPD via the non-emergency number and have been contacted and told that they are violating a city ordinance. At the latest city council meeting, Bill asked if they city would be willing to post "no solicitation" signs around the city and at the entrances to developments if representatives requested it. The city promised to get back to him at a future meeting if this will be possible.
- ) Bill also reported on the latest City Council meeting and the action taken to void the Land Development Regulations (LDRs) that were put in place in 2022. He also noted a recent Florida Senate bill no. 180 providing property owners the opportunity to dispute regulations if they feel negatively impacting their own or a neighboring property.
- ) Finally, Bill reported on the City of Punta Gorda's decision to implement a roll-back rate for taxes. This is the first time in 12 years and the roll-back will essentially redistribute tax collections across a greater number of properties. Because housing prices have decreased over the last couple of years, even though taxes may go up, the redistribution will not result in significant dollar impact on Punta Gorda homeowners.

**Vice President – Patricia Iorio**

- ) Pat discussed the previously approved scam presentation to be provided by Lt. Davault of the PGPD. The date has been confirmed for October 16, 2025 with a target start time of 3 p.m. Pat still needs to meet with Ashley of Twin Isles Country Club to ensure that the 3 p.m. start time will work.
- ) Pat and Bill Courtney added that there has been an offer extended by the Charlotte County Environment Center (CHEC) to provide a community minded presentation on coexisting with the animals that are part of the local habitat. Information such as dealing with coyotes, bird feeding

rules, etc. would be included in the overview. Pat has suggested adding this on to the proposed scam presentation. The consensus was that these two topics would draw a large audience and should be well received. Once Pat touches base with the CHEC representative, she will report at a future meeting if we are going to do both at the October meeting. Pat said she plans on an informal RSVP to help judge the anticipated number of attendees so the presenters can plan accordingly for handouts, etc. She suggested we start getting the word out soon so Polly will include a "Save the Date" in an upcoming bulletin and we will start to advertise in the August and September newsletters. Tracy will add the October 16<sup>th</sup> presentations to the future calendar.

#### **Secretary – Jan Draber –**

Jan requested that a change be made to the administrative process for posting the agendas for the monthly BSIA board meetings. To ensure that the agenda is available in advance of the meeting, she asked that the process be modified to include Joanne Fritz on the email from the board president starting next month.

#### **Treasurer – Lee Brandt**

Treasurer's Reports - Lee provided copies of the following reports to the Board:

- ) **Financial Reports** – Budget vs. Actual June, 2025. *(See detail at end of these minutes.)*
- ) **Banking Account Balances** *(See detail at the end of these minutes.)*
  - o Lee Brandt noted that it is time to start preparing input to the 2026 budget. The final budget is presented for approval at the annual meeting (November) and therefore will be reviewed and approved by the Board at the October meeting. He has asked for input from all officers by the September meeting. Any officer who is ready early with his or her input can have their submission reviewed at the August meeting.

### **5. OLD BUSINESS**

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- ) As noted at the June board meeting, we will be canvassing for three officers and two directors for the 2026 BSIA Board. Both Lee Brandt and President Bill Page noted they believe they have an eligible candidate for the Treasurer's position.

### **6. NEW BUSINESS - NONE**

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### **7 DIRECTORS' REPORTS**

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#### **Community Standards – Kathy Martinelli**

- ) Kathy reported that the City of Punta Gorda has a new Code Enforcement Officer (Casey Koons) and that she is doing a really good job in support of our BSIA deed restrictions. She is keeping up with issuing notices to homeowners, and at least 30 roofs have recently been cleaned.
- ) Kathy also noted that we continue to receive applications for new roofs. They have been numerous but she is keeping up with processing the applications.

#### **E-Communication – Polly Green –**

- ) Polly reported that Joanne Fritz is doing a wonderful job maintaining the BSIA web site. There were 1,183 visits to the site in the last 30 days. She also noted that Kathy Martinelli has been

extremely helpful in responding to questions posed by homeowners on the web site chat option. Kathy has been very effective at updating information and addressing issues.

### **Legal Liaison – Brian Bender –**

- ) In Brian's absence, President Bill Page reported that an email summarizing our position on the roof situation was distributed to the entire membership on Tuesday, July 1<sup>st</sup>. He shared that the level of communication and amount of information being shared is at the advice of our attorney.
- ) The group is working on an historical timeline and also a set of questions and answers, both to be shared at a future date.

### **Membership – Wendy Heath Brandt**

- ) Wendy reported that we are now up to 450 members (up two over last month).
- ) She also discussed the ongoing issues with "Constant Contact" that were noted in an earlier meeting. Polly volunteered to reach out to the company and look into the issue as we continue to not receive updates to demographic information provided by new members.

### **Neighborhood Security – David Elkins**

- ) Dave wanted to reinforce the points made earlier in the meeting regarding solicitations. He noted that solicitors are parking on empty lots and using scooters to go from home to home. It is important for homeowners to report incidents to the PGPD non-emergency number since these individuals are violating a city ordinance and BSIA does not have the wherewithal to deal with offenders.
- ) One of the visitors at today's meeting also reported that both adults and teenagers have been seen fishing on homeowners' docks and vacant lots late in the evening. Dave noted that they could also be surveying empty properties and that they should be reported to the non-emergency number. Connie Higgins added that individuals should have written permission from a homeowner to fish off their docks.

### **Social – Tracy Sage -**

- ) Tracy reminded everyone of the mixer scheduled for Thursday evening (7/3). She is hoping for a good turnout similar to the one held in June.
- ) She reported that there are about 50 reservations for the joint 4<sup>th</sup> of July luncheon with the boat club.
- ) She is collecting reservations for the darts event to be held later in July.
- ) In response to a question from Bill Page, Tracy said she is receiving sufficient help from her committee members.

### **Special Projects – Connie Higgins**

- ) Connie reported that she will hang the flags at the entrances for the holiday but will not leave them up for very long due to inclement weather.
- ) She purchased new flag brackets for future use and also said that weather permitting, she might add new bunting to the entrance monuments.

### **Community Relations– Bill Courtney**

- ) Bill shared that he has been named to serve on the city's 1% sales tax to determine how best to spend the revenue from the renewed 1 cent sales tax. This type of tax is voted on every 6 years. It is anticipated that the county should earn around \$24-\$25 million and the city's 10% should be about \$2.4-\$2.5 million per year.
- ) Plans should be limited to projects like:

- New construction/infrastructure
- Acquiring land for protecting natural resources
- Loans/grants for environmental improvements, etc.

J The group is to report back in about 6 months in order that the proposals be ready to be included on the general election ballot in the fall of 2026. One of the guests at today's meeting noted that the BSI canal committee is looking to acquire an empty lot as a staging area for equipment to be used to repair sea walls. Bill was not sure if this type of project would qualify but he would take it to the committee.

## **Past President – Bill Courtney – No Report**

## **8 PUBLISHER REPORTS**

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Newsletter (published once a year) - Diane Peterson  
 Directory – Diane Peterson – no report  
 Advertising Sales - Dave Elkins – No report.

## **9**

## **GUEST**

### **/MEMBER COMMENTS OR ISSUES**

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- J Special guest C. J. Metcalfe requested to attend the meeting to provide an overview of the "Wreaths Across America" program. She is the local chairman and shared that the national event to lay wreaths at the tombstones of veterans will take place on December 13, 2025. The local recipient of the wreaths is the Charlotte Memorial Cemetery. She is going to try to make the local event more meaningful by holding an arrival ceremony when the wreaths are delivered to this area on December 10, 2025. She has received the endorsement and cooperation of the Charlotte County Sherriff and the Sherriff's department will provide an escort from the Interstate to the cemetery. Residents will be invited to be part of the procession.
- J She distributed brochures for a fundraiser to support the program which will be held on Saturday, July 19, 2025. In addition, she offered the group the opportunity to purchase a wreath for a relative who was a veteran that can be placed on any tombstone in the country for the same price as the local wreaths.

## **10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE**

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## **11 ADJOURN**

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It was moved by Bill Courtney and seconded by Tracy Sage to adjourn the meeting. Motion approved. Meeting adjourned at 9:53 a.m.

The next Board Meeting is planned to be held on Friday, August 1, 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 Jun 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$14,413.28
1101 - CD's	\$10,000.00
1201 - Money Market	\$12,839.50
<b>Total - Bank Accounts</b>	<b>\$37,252.78</b>
<b>Total Cash</b>	<b>\$37,252.78</b>

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association**  
**Budget vs. Actual**  
**From Jan 2025 to Jun 2025**

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$22,540.42	\$25,000.00	(\$2,459.58)	90.16%
4200 - New Construction Fees	\$500.00	\$2,000.00	(\$1,500.00)	25.00%
4300 - Directory Ads	\$1,577.50	\$2,000.00	(\$422.50)	78.88%
4350 - Newsletter Ads	\$570.00	\$2,600.00	(\$2,030.00)	21.92%
4400 - Interest Income	\$1,373.96	\$1,000.00	\$373.96	137.40%
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	\$575.00	\$50.00	\$525.00	1,150.00%
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%
<b>Total - Income</b>	<b>\$27,984.38</b>	<b>\$34,870.00</b>	<b>(\$6,885.62)</b>	<b>80.25%</b>
<b>Gross Profit</b>	<b>\$27,984.38</b>	<b>\$34,870.00</b>	<b>(\$6,885.62)</b>	<b>80.25%</b>
<b>Expense</b>				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$4,260.00	\$8,520.00	(\$4,260.00)	50.00%
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	\$29,840.32	\$42,592.00	(\$12,751.68)	70.06%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$114.83	\$120.00	(\$5.17)	95.69%
6700 - Events Member Paid	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6710 - Events BSIA Paid	\$369.10	\$2,000.00	(\$1,630.90)	18.46%
6730 - Storage Unit Rent	\$407.88	\$864.00	(\$456.12)	47.21%
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	\$0.00	\$800.00	(\$800.00)	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$453.69	\$500.00	(\$46.31)	90.74%
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%
<b>Total - Expense</b>	<b>\$41,609.73</b>	<b>\$70,661.00</b>	<b>(\$29,051.27)</b>	<b>58.89%</b>
<b>Net Ordinary Income</b>	<b>(\$13,625.35)</b>	<b>(\$35,791.00)</b>	<b>\$22,165.65</b>	<b>38.07%</b>
<b>Net Income</b>	<b>(\$13,625.35)</b>	<b>(\$35,791.00)</b>	<b>\$22,165.65</b>	<b>38.07%</b>