

In-Person Meeting Held at Twin Isles Country Club (TICC)

Friday, April 3, 2026

Meeting Called to Order at 8:37 a.m.

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

1 UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

Lt. Davoult was unable to attend today's meeting.

2. Roll Call

Officers Present

Pat Iorio, Acting President

Pat Iorio, Vice President

Maureen Martin, Treasurer

Jan Draber, Secretary

Directors Present

Wendy Brandt, Membership

Polly Green, E-Communications

Bernie Feinman, Legal Liaison

Connie Higgins, Special Projects

Tracy Sage, Social

Bill Courtney, Community Relations

Bill Page, Past President

Other Board and Committee Representatives

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

Elkins – Advertising Sales

Excused:

Kathy Martinelli, Community Standards

Dave Elkins, Neighborhood Security

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident
Steve and Donna Stankiewicz, Members and BSI residents
Brian Bender, Member and BSI resident
Tyler Tranzillo and Amy Hare, Members and BSI residents
Joanne Nicholson, Member and BSI resident
Rick Daugherty, Member and BSI resident
Judy Cronin, Member and BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Bill Page and seconded by Bernie Feinman to approve the minute for the March 6, 2026 meeting. Motion approved.

4. OFFICERS' REPORTS

Acting President /Vice President – Pat Iorio

- Pat began by thanking everyone who worked on the directory, especially those who helped push it over the finish line with short deadlines. As was noted in the recent newsletter, we did not print very many copies this year due to budget constraints. Wendy Brandt shared that she has a number of hardcopies that can be shared with new members or others upon request.
- Pat asked about new water restriction signage at the Monaco entrance to BSI and asked if anyone knew if the city had posted the sign. It appears that this was not a City of Punta Gorda effort but the initiative of the SWFLMD (Southwest Florida Water Management District). Even tighter restrictions went into place today (April 3, 2026) further restricting lawn watering to one day a week, one time/day. We have again provided the detailed water restrictions in our most recent newsletter.
- Pat added that a new build application was approved for 3873 San Lorenzo after the permit was approved. It had been mixed up with another property which delayed the process.

Secretary – Jan Draber – No Report

Treasurer – Maureen Martin

Treasurer's Reports – Maureen provided copies of the following reports to the Board:

- **Financial Reports** – Budget vs. Actual as of March 31, 2026. *(See detail at end of these minutes.)*
- **Banking Account Balances – end of March 2026** *(See detail at the end of these minutes.)*
- Maureen reported that 96% of membership dues have been paid.
- She noted that the legal fund has been depleted and is currently over budget due to incoming bills related to the Hansen case.

- She added that after the recent plea in the newsletter, that we received a few more donations for the appeal fund and its' current balance is approximately \$3300.

5. OLD BUSINESS

- Pat Iorio provided the following summary of the two pending legal cases:
 - There is no update on the Munson/Deed Restrictions case. The status of our deed restrictions is still awaiting a decision from the appellate court. The current status is that we accepted the proposal from the Munsons allowing them keep their roof and they would acknowledge that BSI indeed did have deed restrictions.
 - Regarding the Hansen/Phillips law suit against BSIA:
 - The judge did not accept our motion to dismiss the BSIA legal representatives and wants to schedule a hearing to address the issue. On our behalf, Pat will go to our attorneys' offices and participate in a zoom call hearing. Hopefully we could then proceed without representation as we have no funds to pay the attorneys.
 - Bill Page noted that since there are multiple lawsuits pending by Hansen/Phillips against BSIA, that if either of them are present at a future board meeting, we will be unable to address them or discuss any of the cases.
 - A judge issued an order that the Hansens cannot keep filing lawsuits against BSIA because they are not represented by a certified Florida attorney. Their lawsuits to date have cost the association approximately \$4800 in legal fees.

6. NEW BUSINESS - NONE

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli – No Report

E-Communication – Polly Green – No Report

Legal Liaison – Bernie Feinman

- Bernie indicated that his items were covered under “Old Business” in the summary recap of the lawsuits.

Membership – Wendy Heath Brandt

- Wendy reported current membership stands at 428 as of 4/3/2026.
- She added that she will not be in attendance at the next 2 board meetings and will not be able to support the next 3 monthly Friday evening mixers. She will be available to assist with Shredder Day.

Membership – David Elkins – No Report

Community Relations– Bill Courtney

- Bill noted that there are ongoing discussions with the BSI canal committee about widening the corners at the new Alligator Creek lock. Currently the entry/exit point is extremely narrow. An engineer will present a recommendation at the upcoming April canal committee meeting. It is unclear if the changes will result in an assessment. The current lock widening costs are covered over a 10-year period in an attempt to ease the burden on waterfront property owners. The bulk of what is currently paid into the canal assessment fund goes to sea wall maintenance and repair.
- There was a long discussion about potential assessments associated with the development of the property running along Us 41 near the Monaco entrance to BSI. A portion of the property would be used by the city. The majority of the land is being considered for development of residential units, dry stack boat storage, a marina and restaurant. Bill agreed to share a map of the portion of the property owned by LSI. They are currently marketing the above noted uses but nothing has yet to be approved or formally presented. The property is currently zoned “commercial”. *Please see attached conceptual usage diagram.*
- Brian Bender asked Bill Courtney if the city would be responsible for electrical leakage into our canals due to faulty or failing boat lifts. Bill suggested to him that he contact Code Enforcement as BSIA cannot intervene.

Social – Tracy Sage

- Tracy noted that the mixer scheduled for this evening (4/3/26) is still planned and that the issue of the liquor license at TICC had been resolved with the state of Florida.
- She reminded everyone of the upcoming Darts event.
- Brian Bender noted that residents recently received a flyer in the mail about real estate sales in the neighborhood and that the mailing noted several BSIA sponsored events without specifics regarding dates or times. Brian suggested that Tracy reach out to Cole Murray and ask if in the future he intends to share “What’s Happening in BSI”, that we could partner with him and provide specifics about our events.

Special Projects – Connie Higgins

- Shredder Day: Connie reported that she will be hanging the entrance banners soon announcing Shredder Day scheduled for April 18, 2026 from 9 a.m. to Noon. Wendy Brandt said she would help and Connie shared that Bill Courtney, Kathy Martinelli and Polly Green will also work that day. Bill Page volunteered to help if needed,. Connie will reach out to Dave Elkins to inquire about the use of his tent to provide cover because this is a ‘rain or shine’ event. Connie reiterated that we agreed to charge non-members \$50 and that the \$50 includes a new membership to BSIA. We have invited TICC members, City Council members, and the local emergency responders (police and fire) to participate free of charge.
 - Note: Polly will prepare 2 lists of approved members to be used on Shredder Day to record participation.
- Lastly, Connie noted that she received an inquiry from Dave Elkins about a broken light in the ground at the Monaco entrance. She asked Kathy Martinelli to reach out to the city and the city

indicated it was not their responsibility. As a side note, given the watering restriction discussion, Connie shared that Kathy Martinelli has an app on her phone she can use to schedule the irrigation in the islands to comply with the new restrictions.

Past President – Bill Page - No Report

8 PUBLISHER REPORTS

Newsletter (published in print form once a year) - Diane Peterson - no report Annual Directory – Diane Peterson – no report Advertising Sales - Dave Elkins (see discussion under “Treasurer”)

9 GUEST /MEMBER COMMENTS OR ISSUES

Brian Bender mentioned that he had been approached by a resident about the use of astroturf in the back of the home. Pat Iorio shared that the city will approve of it, especially since it requires less watering. The astroturf used must mimic water runoff properties.

Another guest raised a question about upcoming changes at the Twin Isles Country Club property. This is not within the purview of BSIA.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Bill Courtney, seconded by Bill Page, to adjourn the meeting. Motion approved. Meeting adjourned at 9:37 a.m.

The next Board Meeting is planned to be held on Friday, May 1, 2026 at 8:30 a.m. The next meeting will be “In-Person” and held at the Twin Isles Country Club.

Respectfully submitted by Jan Draber.

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Custom Cash Statement
End of Mar 2026

| Financial Row | Amount |
|-----------------------|---------------|
| Cash Accounts | |
| Bank Accounts | |
| 1000 - Checking | \$19,555.79 |
| 1201 - Money Market | \$6,863.28 |
| 1401 - Appeal Fund | \$250.00 |
| Total - Bank Accounts | \$26,669.07 |
| Total Cash | \$26,669.07 |

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual 2026
Jan 2026, Q1 2026, Feb 2026, Mar 2026

| Financial Row | Amount | Budget Amount | Amount Over Budget | % of Budget |
|------------------------------------|--------------------|----------------------|---------------------------|--------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 - Membership Dues | \$21,623.89 | \$22,500.00 | (\$876.11) | 96.11% |
| 4200 - New Construction Fees | \$500.00 | \$0.00 | \$500.00 | 0.00% |
| 4300 - Directory Ads | \$902.50 | \$2,000.00 | (\$1,097.50) | 45.13% |
| 4350 - Newsletter Ads | \$1,700.00 | \$1,500.00 | \$200.00 | 113.33% |
| 4400 - Interest Income | \$7.51 | \$200.00 | (\$192.49) | 3.76% |
| 4600 - 50/50 | \$0.00 | \$300.00 | (\$300.00) | 0.00% |
| 4610 - Misc. Income | \$380.00 | \$150.00 | \$230.00 | 253.33% |
| 4620 - Badges - Member Paid | \$0.00 | \$240.00 | (\$240.00) | 0.00% |
| 4700 - Events - Member Paid | \$200.00 | \$1,000.00 | (\$800.00) | 20.00% |
| Total - Income | \$25,313.90 | \$27,890.00 | (\$2,576.10) | 90.76% |
| Gross Profit | \$25,313.90 | \$27,890.00 | (\$2,576.10) | 90.76% |
| Expense | | | | |
| 6100 - Landscaping Replacement | \$0.00 | \$450.00 | (\$450.00) | 0.00% |
| 6150 - Landscaping/Property Mgmt | \$2,840.00 | \$8,520.00 | (\$5,680.00) | 33.33% |
| 6300 - Directory Preparation | \$0.00 | \$2,500.00 | (\$2,500.00) | 0.00% |
| 6350 - Newsletter Preparation | \$0.00 | \$4,000.00 | (\$4,000.00) | 0.00% |
| 6400 - Legal Fees | \$2,488.58 | \$1,000.00 | \$1,488.58 | 248.86% |
| 6410 - Attorney Fees Reserves | \$0.00 | \$2,250.00 | (\$2,250.00) | 0.00% |
| 6420 - Liability Insurance | \$4,081.03 | \$3,500.00 | \$581.03 | 116.60% |
| 6620 - Badges | \$0.00 | \$240.00 | (\$240.00) | 0.00% |
| 6700 - Events Member Paid | \$200.00 | \$1,000.00 | (\$800.00) | 20.00% |
| 6710 - Events BSIA Paid | \$0.00 | \$1,000.00 | (\$1,000.00) | 0.00% |
| 6730 - Storage Unit Rent | \$162.00 | \$840.00 | (\$678.00) | 19.29% |
| 6750 - PO Box Rental | \$100.00 | \$200.00 | (\$100.00) | 50.00% |
| 6760 - Postage and Delivery | \$0.00 | \$200.00 | (\$200.00) | 0.00% |
| 6770 - Safe deposit Rent | \$0.00 | \$200.00 | (\$200.00) | 0.00% |
| 6810 - Web Data Remote Hosting | \$0.00 | \$730.00 | (\$730.00) | 0.00% |
| 6820 - Web Emails Constant Contact | \$1,248.08 | \$924.00 | \$322.08 | 134.86% |
| 6830 - State Fees | \$0.00 | \$70.00 | (\$70.00) | 0.00% |
| 6900 - Misc. Expense | \$0.00 | \$1,000.00 | (\$1,000.00) | 0.00% |
| 6910 - Office Supplies | \$0.00 | \$100.00 | (\$100.00) | 0.00% |
| 6920 - Surveillance Cameras | \$0.00 | \$700.00 | (\$700.00) | 0.00% |
| 6940 - Shredder Day | \$0.00 | \$700.00 | (\$700.00) | 0.00% |
| Total - Expense | \$11,117.69 | \$30,124.00 | (\$19,006.31) | 36.91% |
| Net Ordinary Income | \$14,196.21 | (\$2,234.00) | \$16,430.21 | -635.46% |
| Net Income | \$14,196.21 | (\$2,234.00) | \$16,430.21 | -635.46% |

Home (/s/)

About LSI (<https://lsicompanies.com/lsi-companies/>)

LSI Services (<https://lsicompanies.co>)



Information

Property Name
Tamiami 12

Status
Under Contract

Listing Information

List Price
\$5,700,000

Price Per Sq. Ft.
10.96

Property Information

Property Size (Acre)
11.94

Property Type
Commercial

3775
3771