

Burnt Store Isles Association 42nd Annual General Membership Meeting Minutes (Draft)

Twin Isles Country Club
November 13, 2025
Called to Order 1:06 p.m.

1 PLEDGE OF ALLEGIANCE

Bill Page opened the 42nd Annual BSIA General Membership Meeting with the Pledge of Allegiance and recognition of veterans.

2 CALL TO ORDER, CONFIRM QUORUM AND APPOINT SECRETARY PRO-TEM

Bill Page announced that Secretary Jan Draber is unavailable for the meeting and appointed Charmaine Ponkratz, secretary pro-tem with no objection.

With input provided by the BSIA Board volunteers who checked-in members, it was confirmed that a quorum has been established. The meeting can proceed with the purpose of electing new officers and directors, approving the 2026 budget, and fielding questions from the membership.

3 APPROVAL OF MINUTES

Bill Page noted the need for approval of the November 14, 2024 General Membership Meeting minutes. A motion was made by Rich Bevak, seconded by Bill Courtney, and the motion passed without dissent.

4 2025 BOARD OF DIRECTORS NOMINATION AND VOTING

The Nominating Committee Chair, Bill Courtney, provided the following report regarding the 2026 Board of Directors Nominations.

The candidates being nominated as follows :

- President – OPEN
- Treasurer – Maureen Martin (First Term)
- Community Relations – Bill Courtney (Second Term)
- E-Communications – Polly Green (Second Term)
- Legal Liaison – OPEN
- Membership: Wendy Heath (Second Term)

BSIA By-Laws Article VII, titled Meeting and Elections - As required, Bill Courtney read the five points of the BSIA Bylaws Article VII, titled Meeting and Elections to the members.

Roberts Rules of Order - Also as required, Bill Courtney read and explained to members the guidelines indicated by Roberts Rules of Order, and as followed by BSIA, to announce nominations, and to declare elections won by acclamation.

Nominations from the Floor – After the introduction of candidates and following BSIA historical procedures, along with adherence to Roberts Rules of Order, Bill Courtney then asked 3 times for additional nominations from floor, for any of the offices.

Vacant Positions – Bill Courtney explained that since the President’s term does not expire until end of year 2026, and since the current President plans to resign at a future date, the BSIA Bylaws, Article 3, Section 6 allow the following: *In the event any Officer or member of the Board of Directors is unable to fulfill the term of office for any reason whatsoever, such vacancy shall be filled for the balance of the calendar year by a majority vote of the Board of Directors at a duly constituted meeting.*

In the case of the Legal Liaison, whose second term expires at the end of 2025, the Bylaws provide no provision for filling that position. A motion was made by Dave DeGerome, seconded by David Elkins, to authorize the Board of Directors, by a majority vote at a duly constituted meeting, to fill the vacancy for the balance of the calendar year once a nominee is identified. Approved.

Nominees Elected to Office – As there were no additional nominations from the floor, and with there being only one nominee per each position on the Board, the Bylaws, along with Roberts Rules of Order, then do not require a ballot vote, therefore Bill Courtney asked the assembled members to declare the nominees elected by acclamation by a show of the voting cards, with their terms beginning January 1, 2026. This was done with no nays.

The candidates were thus elected to the offices for which they were nominated.

New 2026 Board of Directors – Bill Courtney then welcomed all who were nominated and elected.

5. REVIEW OF 2025 PROJECTED INCOME AND EXPENSE STATEMENT (BY LEE BRANDT)

2024 Projected Income and Expenses – Lee Brandt, Treasurer, asked members to refer to the handouts provided at registration as he presented the 2025 Projected Income and Expenses as of 11/13/2025 noting that -

| | <u>2025 Approved</u> | <u>2025 Projected</u> | <u>Difference</u> |
|--|----------------------|-----------------------|-------------------|
| • TOTAL INCOME | \$34,870 | \$30,186 | \$ (4,684) |
| • TOTAL EXPENSES | \$70,661 | \$65,210 | \$ 5,451 |
| • PROJECTED OVERAGE/SHORTAGE | | | |
| • | \$(35,791) | \$(35,024) | <u>\$ 767</u> |
| • <u>CASH AVAILABLE as of 11/13/2025</u> | | | |
| ○ OPERATING ACCOUNT | \$ 20,178 | | |
| ○ RESERVES | \$ 6,852 | | |
| ○ TOTAL CASH | <u>\$ 27,030</u> | | |

BSIA Member Questions – There were several questions from the members on the 2025 Budget to Actual comparison.

- Queried the rationale for subsidizing certain social events: Christmas Party and Annual Picnic.
- Confirmed that the projected information is through year-end 2025.

6. REVIEW AND APPROVAL OF THE 2026 BUDGET

Lee Brandt, Treasurer, next presented the 2026 proposed budget, again asking members to refer to the handouts, noting that:

INCOME:

- Estimated to total \$27,890
- Annual membership dues at \$50 (PayPal \$55)
- Membership income based on 450 members and 8 new constructions (the latter of which are diminishing.)

EXPENSE:

- Estimated to total \$27,874

Approval of 2026 Year Budget –

- **BSIA Member Questions** - Bill Page and Lee Brandt asked if there were any questions on the proposed 2026 budget to which the following topics/questions were fielded:
 - Inquired as to the viability of the organization's sustainability separate from the legal issues and financial ramifications which were deferred to the next agenda item.
- **Motion to Approve 2026 Budget** – After a limited question and answer period it was moved by Rich Bevak and seconded by Bill Courtney, that the proposed 2026 Budget, provided by Lee Brandt, be approved. Then, with a show of voting cards of those attending this General Meeting, the budget was approved.
- **Amendment to Budget** – In action later in the meeting, during the legal discussion, it was moved by Herb Phillips, seconded by Brian Kilgore, to apply the past practice of designating 10% of the dues collected for a legal reserves fund. Approved with 3 dissensions. The outgoing treasurer was instructed to make the necessary adjustment to the 2026 budget.

7. LEGAL ACTION

Bill Page and Brian Bender provided an expanded context and status for the current litigation directing attendees to the information that has been posted on the association's website. There was a wide ranging question and answer period to follow, clarifying the process to date and the plans for appeal and/or reinstatement going forward. A related, but separate, lawsuit was also disclosed. The current legal reserves total \$26K and members were encouraged to provide additional financial support. On a straw vote to determine if the members were supportive of the appeal path being taken by the board, the response was substantially in the affirmative with 3 casting votes of dissension.

8. OFFICERS' REPORTS

President – Bill Page – no additional report

Vice President – Pat Iorio

- Reported that there were two new construction starts 2025 year to date and one major home addition.
- 114 vacant lots remain; it is noted that some of those owners may not plan to build on the lots.

Treasurer – Lee Brandt – no additional report

Secretary – Jan Draber – no report

9. DIRECTORS' REPORTS

E-Communications – Polly Green

- Polly acknowledged the work that Joanne Fritz is doing on the website and encouraged residents to explore www.bsia.net, specifically highlighting helpful links and hurricane info and tips.

Community Standards – Kathy Martinelli – no report

Legal Liaison – Brian Bender – no additional report

Membership – Wendy Heath-Brandt

- Wendy reported that BSIA membership is 471.
- Wendy can be contacted to receive a welcome bag to assist in the recruitment process.

Neighborhood Security – David Elkins

- David reminded the members of the Police non-emergency number: 941.639.4111. This is the contact for matters such as illegal dumping and solicitation.
- Members were reminded to lock cars and trucks while in driveways.

Community Relations (formerly Planning) – Bill Courtney

- Bill indicated that the Board is tracking the sale of the 11-acre property on the parcel just north of Walgreens, facing Tamiami.

Social – Tracy Sage

- Traci reported that all events are posted on the website and association's Facebook page and published on the e-weekly.

Special Projects /Landscaping – Connie Higgins – no report.

10.MEMBERS COMMENTS – NO ADDITIONAL MEMBER COMMENTS

11.THANK YOU TO OUTGOING 2025 BOARD MEMBERS

Bill Page thanked Brian Bender and Lee Brandt for their dedicated service to the Association. Separately Bil Page was recognized for his service.

12. INTRODUCTION OF THE 2026 BSIA OFFICERS AND BOARD OF DIRECTORS

Bill Page then introduced the new 2025 Board of Directors including:

| | |
|--|---|
| Officers: <ul style="list-style-type: none"> - President, open - Vice President, Pat Iorio - Treasurer, Maureen Martin - Secretary, Jan Draber Publisher – Committee Chair: <ul style="list-style-type: none"> - Newsletter & Directory, Diane Peterson - Advertising, David Elkins Past President: <ul style="list-style-type: none"> - Bill Page | Directors: <ul style="list-style-type: none"> - Community Standards, Kathy Martinelli - E Communications, Polly Green - Legal Liaison, open - Membership, Wendy Heath-Brandt - Community Relations, Bill Courtney - Security, David Elkins - Social, Tracy Sage - Special Projects, Connie Higgins |
|--|---|

13.THANK YOU TO MEMBERS AND ADJOURN

Bill Page thanked the BSIA Members for attending the meeting and expressed appreciation to those who donated canned and non-perishable goods for those in need.

Ken Lampkin moved, seconded by David Elkins, to adjourn the meeting. Motion passed.

Meeting adjourned at 2:49 p.m.

These BSIA 42nd Annual Membership Meeting Minutes are respectfully submitted by –

Charmaine Ponkratz, Secretary, pro tem