

In-Person Meeting Held at Twin Isles Country Club  
Friday, August 1, 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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- Lt. Davoult attended and reported on the following items:
  - He said that PGPD is wrapping up their push to become fully staffed and only 2 spots remain open.
  - He noted that speeding offenses within BSI have dropped off.
  - He asked if the attendees at today's meeting were aware of the situation related to the 9-1-1-call centers and dispatch support. He noted that both the PGPD Chief and Fire Captain are serving on the joint County-City of Punta Gorda committee to study the situation regarding consolidation of centers. He said the PGPD representatives are visiting centers in counties in Florida in order to gain a comprehensive understanding of how others run the service. There are a number of different scenarios as possible outcomes including that the county could consolidate 9-1-1- response and the city could retain the dispatch capability. The city of Punta Gorda residents and the police department both prefer to keep both 9-1-1- response and dispatch local as the City of Punta Gorda has an excellent track record and typically responds much faster than county averages.
  - He reported that traffic during the multiple 4<sup>th</sup> of July events went smoothly but noted there continue to be challenges related to ongoing roadwork and lane changes, particularly on 41 northbound . The work on 41 just short of the bridge will continue for another 4-6 weeks and there have been several accidents in that area due to poor lane markings and driver confusion. He also reported that the state is addressing some lane marking and striping issues in the new roundabout that have caused driver issues.
- Dave Elkins asked the Lieutenant about the challenges we are having with frequent solicitations. Dave asked if the dispatchers were trained on the topic . The Lieutenant noted that a couple of new dispatchers are still being trained. The Lieutenant encouraged everyone to continue to use the non-emergency phone number to report unwelcome solicitations.

## **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  
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 [*connected to the meeting via conference call*]

## Other Board and Committee Representatives

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

## Excused:

Connie Higgins, Special Projects  
Tracy Sage, Social

## **A quorum has been established.**

## Other Attendees:

Bob Fritz and Joanne Fritz, BSI resident and BSIA members  
Dave DeGerome, BSI resident and BSIA member  
Chad Kalkoloske, BSI resident and BSIA member  
Mr. & Mrs. Rich Bevak, BSI residents and BSIA members  
Maryanne Christian, BSIA resident and BSIA member  
Lori Carr, BSIA resident and BSIA member  
Ira Stein, BSI resident and BSIA member  
Ailene Eplan, BSI resident and BSIA member

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

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It was moved by Wendy Brandt and seconded by Dave Elkins to approve the minutes of the July board meeting dated July 23, 2025. Motion approved.

## **4. OFFICERS' REPORTS**

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### **President – Bill Page**

- Acknowledging that several guests were present today, Bill opened the meeting with an hour-long discussion on the deed restrictions case. He shared a timeline of events dating all the way back to 1971 and brought everyone up to speed on the current status of the case and the reason for sending the email requesting financial support to replenish the BSIA legal fund. Bill pointed out that Florida law requires deed restrictions to be renewed every 30 years and that when a home is titled, it is done so with the deed restrictions on file.
- Bill and Brian Bender both reinforced that filing the appeal seemed like the best step to take based on advice from legal counsel. The recent rehearing after the summary judgment ensured that previously left out facts about our position have now been officially read into court records.
- He summarized for everyone that there are only two paths to take at this point: 1) Continue with the appeal and eventually reaffirm the deed restrictions [which only requires a vote by the BSIA board or 2) Reinstate the BSIA deed restrictions which would require 50% +1 homeowners to approve. The group concurred that in today's environment in our community, there are huge

challenges regarding our ability to guarantee we can reach 100% of the homeowners (approx. 1200) and receive 601 affirmative signatures.

- Brian Bender added that he expects the appeal process to last about a year, the schedule being subject to court timelines.
- Our attorney Ed Wotitski has volunteered to present the legal side of the case to interested homeowners and he would do this at no charge. Bill Page asked the group if they thought this could be accomplished with a Zoom call that could be recorded for those who miss the opportunity to listen firsthand. To make this manageable, we would likely solicit questions ahead of time to make the call logistics go smoother.
- The timeline shared at today's meeting [see *attached draft*] will be modified to add details and clarify some of the talking points. The revised document will be shared with the entire membership in an upcoming bulletin.
- As a point of reference, the clock on the appeal process started on July 26<sup>th</sup>. We have 70 days from the point to file our initial brief. The documentation related to this is underway.
- Finally, Bill shared that Connie Higgin's spouse suffered an accident while away and she will be unavailable for the next several weeks. He asked the group to help fill in with any special projects needs but thought it should be relatively quiet until Labor Day when we typically place flags at the entrances.

**Vice President – Patricia Iorio** [See Pat's item under the "New Business" section.]

#### **Secretary – Jan Draber – No Report**

Jan requested that all guests at today's meeting sign in to facilitate recordkeeping.

#### **Treasurer – Lee Brandt**

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

- **Financial Reports** – Budget vs. Actual July, 2025. (See *detail at end of these minutes.*)
- **Banking Account Balances** (See *detail at the end of these minutes.*)
  - Both Lee and Bill Page reminded board members of the upcoming budget schedule. Since the board-approved budget is made available in advance of the annual meeting (scheduled for 11/13/2025), board members should have their input ready by the September meeting. The board will vote on and approve the budget at the October 2025 meeting. All acknowledged that funds will be tight going into 2026 due to the anticipated legal fund needs but board members should feel free to develop a list of "nice to haves" for the September discussion. After mandatory spending items (e.g. web site maintenance, landscaping), other requests will be evaluated in the context of the entire budget. We do expect that we will generate ad revenue in the upcoming annual newsletter. Advertising in the bulletin has fallen off.

## **5. OLD BUSINESS**

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- President Bill Page reminded everyone of the upcoming officer vacancies. He announced that Lori Carr has come forward as a candidate for the Treasurer's position and Lori was in attendance at today's board meeting. We do not yet have any candidates for President or Legal representative. Bill noted that both he and Brian Bender have agreed to assist with any future actions related to the deed restriction case until it is resolved.
- Vice President Pat Iorio told us that we will start advertising the upcoming scam and CHEC presentations. We will ask for an indication of interest in order to have an estimate for materials to be shared at the session. The board agreed that this is a community service we are offering

to both BSIA and Twin Isles Country Cub (TICC) members so there will be no charge to attend. We plan to suggest that non-members consider joining BSIA when they check-in for this session as well as for the annual meeting.

## **6. NEW BUSINESS –**

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- TICC is experiencing some staff turnover and our main contact (the club dining room manager) has left. We will need to ensure that her replacement has an understanding of previous commitments made related to BSIA events such as the scam presentation in October and the annual meeting in November. Vice President Pat Iorio will assume responsibility for remaining in contact with TICC personnel as needed.
- The group discussed the possibility of using 50-50 drawings or gift basket raffles at future BSIA member events as fund raisers. Although this has not been a common practice in the past, the group consensus was that other groups (such as the Boat Club) have had success with these types of fundraisers and given our current situation with legal fund shortages that we should give consideration to using them as a source of funds. All agreed they can be fun for attendees at events while generating some monies for the organization.
- Polly Green also introduced the idea of sharing helpful community-related materials at these events. At the planned scam presentation in October, Polly will provide two items: 1) A poster that can be used by homeowners to indicate their status following a major weather event such as a hurricane and 2) A kit that can be used by homeowners to list health conditions and medicines, making these lists easily accessible to emergency responders.

## **7 DIRECTORS' REPORTS**

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

- Kathy had to drop off the call so president Bill Page suggested we defer the topic of the Sherwin Williams recommended paint colors to a future meeting.

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

- Polly reported that she and Joanne Fritz have been working on the web site to make it easier for BSIA members to review information related to the deed restrictions open matter. She noted there is a link to the highlights easily accessible by clicking on the new red banner at the top of the home page.

### **Legal Liaison – Brian Bender – No Report**

- Brian did not have additional reporting beyond what he included in the first agenda item regarding the deed restrictions case.

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

- Wendy reported that we are now up to 451 members.
- Wendy noted that due to anticipated budget constraints, she is not likely to request additional printing of materials for the new member “swag bags” President Bill Page suggested that she determine what might be needed and include it in the budget discussion as a ‘nice to have’.

### **Neighborhood Security – David Elkins – No Report**

### **Social – Tracy Sage – No Report**

- In Tracy’s absence Bill Page reminded everyone that the upcoming social events are in the bulletins and on the web site.

### **Special Projects – Connie Higgins – No Report.**

### **Community Relations– Bill Courtney – No Report**

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

## **8 PUBLISHER REPORTS**

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Newsletter (published once a year) - Diane Peterson

- Diane asked President Bill Page to remind all board members to be working on input for the annual newsletter which has to be in the mail at least 2 weeks before the annual meeting. The newsletter will include a comprehensive deed restriction update. Input from board members will be need at least a month in advance. Bill will ask Diane for the deadline and share with board members.

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins – No report

## **9 GUEST /MEMBER COMMENTS OR ISSUES**

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- Several BSIA members and residents attended today’s board meeting in anticipation of a discussion on the deed restriction issue. Beyond this discussion (first agenda item), there were no additional questions from the guests. Dave DeGerome added that he is appreciative of Bill Page and Brian Bender’s offer to stay on to assist with the case as needed moving forward beyond the end of their official officer terms. Bill Page reminded everyone that he will serve on the board in the “past President” role.

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

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## **11 ADJOURN**

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It was moved by Wendy Brandt and seconded by Polly Green to adjourn the meeting. Motion approved. Meeting adjourned at 10:35 a.m.

The next Board Meeting is planned to be held on Friday, September 5, 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 Jul 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$7,129.10
1101 - CD's	\$10,000.00
1201 - Money Market	\$6,839.50
<b>Total - Bank Accounts</b>	<b>\$23,968.60</b>
<b>Total Cash</b>	<b>\$23,968.60</b>

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

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$22,841.41	\$25,000.00	(\$2,358.59)	90.57%
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	\$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%
<b>Total - Income</b>	<b>\$28,095.37</b>	<b>\$34,870.00</b>	<b>(\$6,774.63)</b>	<b>80.57%</b>
<b>Gross Profit</b>	<b>\$28,095.37</b>	<b>\$34,870.00</b>	<b>(\$6,774.63)</b>	<b>80.57%</b>
<b>Expense</b>				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$4,970.00	\$8,520.00	(\$3,550.00)	58.33%
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	\$41,075.32	\$42,592.00	(\$1,516.68)	96.44%
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	\$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	\$475.86	\$864.00	(\$388.14)	55.08%
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	\$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>\$55,004.90</b>	<b>\$70,661.00</b>	<b>(\$15,656.10)</b>	<b>77.84%</b>
<b>Net Ordinary Income</b>	<b>(\$26,909.53)</b>	<b>(\$35,791.00)</b>	<b>\$8,881.47</b>	<b>75.19%</b>
<b>Net Income</b>	<b>(\$26,909.53)</b>	<b>(\$35,791.00)</b>	<b>\$8,881.47</b>	<b>75.19%</b>

**BURNT STORE ISLES DEED RESTRICTION HISTORY**

7/31/25

