

In-Person Meeting Held at Twin Isles Country Club

Friday, July 3, 2026

Meeting Called to Order at 8:32 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 (participated via telephone)

Pat Iorio, Vice President

Maureen Martin, Treasurer

Jan Draber, Secretary

Directors Present

Wendy Brandt, Membership

Polly Green, E-Communications

Bernie Feinman, Legal Liaison

David Elkins, Neighborhood Security

Tracy Sage, Social

Connie Higgins, Special Projects

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:

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

Bernie Fineman motioned and Polly Green seconded that the minutes from the June 5, 2026 board meeting be approved. Motion passed.

4. OFFICERS' REPORTS

Acting President – Pat Iorio –

- Acting President Pat Iorio noted there has not been any activity related to the appeals case.
- Pat reported to the board that she has accepted a request from candidate John Fleming who asked to speak to the board regarding his platform. This presentation was not solicited by anyone on the BSIA board and this is not to be considered as an endorsement of any kind. Pat emphasized it is to be considered an *informational* talk. As discussed in the past, BSIA board members will not reach out to political candidates but if approached, we would give consideration to anyone requesting time to speak to us. The BSIA board remains an apolitical organization. All board members agreed it will be important to control the timing of this presentation at the meeting. Pat will set expectations with Mr. Fleming ahead of August 7, 2026.

Vice President – Patricia Iorio

- See Pat's items under "New Business" and Community Standards.

Secretary – Jan Draber –

- As Jan mentioned at the last board meeting, she will be unable to attend the meeting scheduled for August 7, 2026. Treasurer Maureen Martin will also not be available on that date. Connie Higgins has graciously agreed to take the minutes on Jan's behalf.

Treasurer – Maureen Martin

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

- **Financial Reports** – Budget vs. Actual as of June 30, 2026. (*See detail at end of these minutes.*)
- **Banking Account Balances – end of June 2026** (*See detail at the end of these minutes.*)
- Maureen noted that the legal fund continues to run over budget due to expenses related to the Hansen/Phillips case. She added that last month she incorrectly reported the GoDaddy charge to account 6820 (Constant Contact) instead of account 6810 (Remote web site hosting). She will adjust the figures before finalizing the July 31, 2026 reports.
- She added that she received a couple of more donations to the appeals fund, which currently stands at approximately \$6000 which will provide funding for actions by our attorneys once the appeals case is scheduled in the courts.
- Maureen noted that consistent with the decision made at the July 2026 board meeting, she has closed the money market account and merged the proceeds into the BSIA checking account.
- Maureen reminded all board members that they need to start developing input to the 2027 budget. She asked for draft budget line items by **July 21, 2026**. She will use input received by

this date to prepare the initial draft of the 2027 operating budget. The board's role is to recommend an operating budget for the upcoming calendar year. We prepare and vote on the proposed budget in advance of the annual meeting and the membership ratifies and approves the proposed budget at the meeting. One item of note: It was suggested that we consider increasing the annual membership to either \$75 or \$100/**household**. This is an annual membership fee equating to slightly over \$8/month/household. Membership dues constitute a major component of income each year.

5. OLD BUSINESS - NONE

6. NEW BUSINESS

- Related to ongoing discussion about the annual meeting, Pat noted the newsletter must be sent out in advance of the November 12th meeting. She relayed that **September 14, 2026** will be the deadline for submitting articles to Diane Peterson for inclusion in the newsletter. This deadline also applies to advertising input.
- In addition to the newsletter being distributed in advance of the annual meeting, we also need to provide the following mandatory elements to the full membership in advance: a) The Agenda for the meeting; b) The Ballot including the proposed slate of officers; and c) The proposed annual operating budget.
- Regarding name badges, as a follow up to the discussion at the June Board meeting, Polly indicated that she has recently updated the form on the web site to reflect the new \$15 charge.
- As a follow-up to the discussion about the annual meeting, Bill Courtney reiterated that seven (7) board positions will be vacant. He asked current board members to start reaching out to individuals who might be interested in serving. We continue to struggle to identify candidates who wish to serve, including those who have served on the board in the past. To help potential board members understand duties and responsibilities, Polly Green will highlight the link to the job descriptions in an upcoming newsletter.
- It was noted that candidates can be nominated from the floor (as long as they have been asked in advance) and individuals can also self-nominate.
- Pat noted that the General Manager at Twin Isles Country Club (TICC) has retired and she will need to contact new management personnel regarding BSIA's use of TICC facilities and confirm dates for our planned future events which use the TICC facility.

7 DIRECTORS' REPORTS

Community Standards – Open Position

- Pat noted that there haven't been many requests presented to the Architectural Review Committee other than a few standard painting and storm shutter requests. She added that there is virtually no "new construction" activity. Bill Courtney added that this has an impact on anticipated income in the outyears.

- Maureen Martin interjected a question about above-ground propane tanks and was told that yes, they are permitted but that this is a city code enforcement issue and not included in the BSIA deed restrictions. It was noted that above ground propane tanks must be surrounded by vegetative landscaping.

E-Communication – Polly Green

- Polly reminded everyone that she is offering to provide laminated “No Soliciting” signs for BSIA members as solicitation in our community continues to be a problem. She added that she will bear the cost of producing the signs.
- Polly discussed the challenges with our Constant Contact email system that is aggravated by the number of open board positions. She reported that the key officer positions (President, Treasurer, Vice President and Info) can only have one “behind-the-scenes” email associated with an account. With Pat Iorio currently serving in two roles, Bill Page agreed to maintain the “President” email box and has worked out a system with Pat to get critical emails delivered to her for prompt action.
- Polly inquired about the possibility of setting up a “drug destruction/drug turn-in” day as a possible service to members. Most board members agreed that due to liability issues, it would have to be a very controlled process, administered by a city official with appropriate, secure containers. Dave Elkins offered to reach out to both the PGPD and PG Fire Department's respective chiefs to see if they have the ability or interest in conducting such an event.

Legal Liaison – Bernie Feinman

- Bernie shared that although the court concurred with our decision not to respond to any Hansen/Phillips activity, our attorneys have certain actions they must take in response and therefore continue to bill us for their services.

Membership – Wendy Heath Brandt –

- Wendy reported that the total membership remains at 439 as of 6/30/2026, which is the same number reported over the last two months. She indicated she expects two new members to join soon. In response to continued group discussions about increasing new memberships, she indicated that she will refresh the contents and create new member “swag” bags to be used in the near term. She added that she will enhance the summary of BSIA membership benefits and create the document in the form of a PDF that she can share with all board members as they continue to contact neighbors who are non-members in hopes of increasing our membership numbers.

Neighborhood Security – David Elkins

- Dave reiterated that soliciting continues to be a problem, albeit one the BSIA board cannot address. He also reported that he continues to hear complaints about fishing on open lots and fishing at night. Residents should continue to report all of these issues to the non-emergency number at the PGPD.
- He weighed in on a potential survey regarding widening the Alligator Creek access point to the harbor. Consensus among board members was that a survey is probably not a good idea and that this is actually a county issue. This particular waterway is regulated by the state and is mostly a manatee safe zone.

- Lastly, Dave shared that he is been in contact with two new possible board members and he will be diligent about following up with them over the next several weeks. As a point of clarification, several board members reminded everyone to share that you do not have to be a full-time resident to serve on the board. “Snow bird” board members can participate in meetings remotely and take advantage of committee structures to perform duties when they are not in town.

Community Relations– Bill Courtney

- Bill reported that on September 9, 2026, there will be a community meeting during which residents can learn about the proposed \$25 increase to annual canal maintenance fees, raising the per household charge to \$1035. He encourages interested homeowners to attend.
- He noted that the property near the Walgreens entrance to BSI is being heavily marketed and developers are advertising the presence of a traffic light to help with entrance and egress. This is the only light controlling traffic in and out of BSI and is already heavily travelled. This would likely add to wait times while attempting to turn north on State Road 41. Although Monaco Drive is within BSI and is considered a city street, the Florida Department of Highways (FDOT) is responsible for 41.

Social – Tracy Sage

- Tracy reminded everyone of the mixer scheduled for this evening. She noted that the mixer is an excellent opportunity to seek out potential new board members.
- She added that there is a darts event scheduled for later in July.
- She is actively working on social events from the remainder of the calendar year and will reach out to new management personnel at Twin Isles to confirm dates.

Special Projects – Connie Higgins –

- Connie shared that she will be hanging the American flags and banner at the entrances in honor of the 4th of July holiday.

Past President – Bill Page

- Bill noted that the annual 4th of July joint luncheon held together with the BSI Boat Club will be very well attended this year with reservations running above past years.
- He reminded that board of the upcoming August 19th primary in the state of Florida and noted that due to Florida election laws, some ballots in the primary are the equivalent of running in the November General election, thereby making it important to get out the vote for the August primary. As an example, when there is no candidate for an office from the opposing party, the winner in August becomes de-facto the winner in November. County representation is also extremely important as Bill pointed out that our property taxes go (in order) to: 1) the county, 2) the schools and 3) the City of Punta Gorda. County Commissioners play a large role in determining where the tax money is spent.

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 - No report

9 GUEST /MEMBER COMMENTS OR ISSUES - NONE

Earlier in the meeting, Dave DeGerome offered some suggestions for encouraging BSIA members to run for a board office. He thought it would be helpful to share some of the positives of serving on the board such as: the work of board members is vital, that board members can only do good for the community at large, and that serving on the board is a non-threatening opportunity to create positive change.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

Wendy Brandt motioned and Polly Green seconded a motion to adjourn. The meeting was adjourned at 9:48 a.m.

The next Board Meeting will be is held on August 7, 2026, in person at Twin Isles Country Club.
Respectfully submitted by Jan Draber.

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

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	\$19,106.83
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$19,356.83
Total Cash	\$19,356.83

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual 2026
From Jan 2026 to Jun 2026

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$22,177.57	\$22,500.00	(\$322.43)	98.57%
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	\$1,800.00	\$1,500.00	\$300.00	120.00%
4400 - Interest Income	\$18.64	\$200.00	(\$181.36)	9.32%
4500 - Donations Received	\$150.00	\$0.00	\$150.00	0.00%
4600 - 50/50	\$0.00	\$300.00	(\$300.00)	0.00%
4610 - Misc. Income	\$7,261.84	\$150.00	\$7,111.84	4,841.23%
4620 - Badges - Member Paid	\$40.00	\$240.00	(\$200.00)	16.67%
4700 - Events - Member Paid	\$335.00	\$1,000.00	(\$665.00)	33.50%
Total - Income	\$33,185.55	\$27,890.00	\$5,295.55	118.99%
Gross Profit	\$33,185.55	\$27,890.00	\$5,295.55	118.99%
Expense				
6100 - Landscaping Replacement	\$124.23	\$450.00	(\$325.77)	27.61%
6150 - Landscaping/Property Mgmt	\$4,970.00	\$8,520.00	(\$3,550.00)	58.33%
6300 - Directory Preparation	\$1,119.15	\$2,500.00	(\$1,380.85)	44.77%
6350 - Newsletter Preparation	\$0.00	\$4,000.00	(\$4,000.00)	0.00%
6400 - Legal Fees	\$5,173.60	\$1,000.00	\$4,173.60	517.36%
6410 - Attorney Fees Reserves	\$0.00	\$2,250.00	(\$2,250.00)	0.00%
6420 - Liability Insurance	\$4,061.03	\$3,500.00	\$561.03	116.60%
6620 - Badges	\$56.44	\$240.00	(\$183.56)	23.52%
6700 - Events Member Paid	\$320.00	\$1,000.00	(\$680.00)	32.00%
6710 - Events BSIA Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6730 - Storage Unit Rent	\$324.00	\$840.00	(\$516.00)	38.57%
6750 - PO Box Rental	\$100.00	\$200.00	(\$100.00)	50.00%
6760 - Postage and Delivery	\$19.00	\$200.00	(\$181.00)	9.50%
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	\$2,212.08	\$924.00	\$1,288.08	239.40%
6830 - State Fees	\$61.25	\$70.00	(\$8.75)	87.50%
6900 - Misc. Expense	\$7,090.80	\$1,000.00	\$6,090.80	709.08%
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	\$1,050.00	\$700.00	\$350.00	150.00%
Total - Expense	\$26,701.58	\$30,124.00	(\$3,422.42)	88.64%
Net Ordinary Income	\$6,483.97	(\$2,234.00)	\$8,717.97	-290.24%
Net Income	\$6,483.97	(\$2,234.00)	\$8,717.97	-290.24%