



Vol. 41, No. 3 ~ October 2025

Burnt Store Isles Association

NEWS

UP & COMING

- **BSIA Annual Meeting** --
Thursday, November 13th @ 1 p.m.
Twin Isles County Club
- **Darts @ the Ice House Pub** --
Thursday, October 23rd, 5 pm
- **Angel Hair** --
Monday, November 3rd
Location TBA
- **BSI Mixer** --
Friday, November 7th
TICC from 4-6 pm
- **BSI Mixer** --
Friday, December 5th
TICC from 4-6 pm
- **BSIA Christmas Party** --
Saturday, December 13th

Events / dates may be
subject to change.

See inside for more information,
read our weekly e-bulletins, and
visit www.bsia.net. We also
post all events on the BSIA
Facebook page along with
great pictures of past events!

Board Meeting Held

Monthly - First Friday of each
month at 9 a.m. at the Twin
Isles Country Club in the upper
level casual dining area.

IN THIS ISSUE

E-Communications.....	3
Social Notes	3
Planning.....	5
Membership	6
Membership Meeting Agenda.....	7
Neighborhood Security	8
Nominees for Board Positions	8
Community Standards	9
Treasurer's Report	10



From the President

BILL PAGE

It has been my honor to serve as President of Burnt Store Isles. I truly believe that BSI is a special place, filled with neighbors who care deeply about our community and who recognize the efforts of our Board of Directors.

A recent statistic confirms what many of us already know: BSI is thriving. In mid-September, there were just 29 homes listed for sale—a significant drop from more than 80 listings last year. That strong demand reflects the value people place on living here. I also continue to receive regular requests from Realtors on behalf of clients eager to move into BSI.

This will be my final article as President. Last year, I agreed to remain for one more year to allow time for the Board to find a replacement. While we are still searching for someone to step forward, I remain hopeful. Most importantly, we need volunteers. Some roles require specific skills, but the most valuable asset you can bring is a willingness to give your time.

The most significant challenge this year has been the campaign to reinstate our deed restrictions. We lost the initial case and are now moving through the appeals process. This effort has been costly and has required us to strengthen our legal fund. As of mid-September, we have raised \$38,820—52% of our goal—from 191 households, including 37 donations from non-BSIA members.

I want to personally thank everyone who has contributed. If you have not yet donated, I ask that you give it serious consideration. Your support is vital to protecting the future of our community.

Although a few Board members will be stepping down at the end of the year, they have committed to continue working on this case until it is fully resolved. That dedication reflects the spirit of BSI: neighbors coming together to protect and preserve what makes our community special.

Thank you again for the privilege of serving as your President.

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BSIA 2025 BOARD

OFFICERS:

President.....Bill Page
 Vice President.....Patricia Iorio
 Secretary.....Jan Draber
 Treasurer.....Lee Brandt

DIRECTORS:

Community Standards.....Kathy Martinelli
 Legal Liaison/By-Laws.....Brian Bender
 Membership/Welcoming.....Wendy Heath
 E-Communications.....Polly Green
 Neighborhood Security.....David Elkins
 Planning/Community Relations.....Bill Courtney
 Special Projects/Landscaping.....Connie Higgins
 Social.....Tracy Sage
 Past President (non-voting).....Bill Courtney

COMMITTEES:

Newsletter & Membership Directory Editor & Publisher.....Diane Peterson
 Advertising Chair.....Dave Elkins



SOCIAL Notes ~ Tracy Sage

What an absolute joy it has been stepping into the role of your Social Director! Being new to the community, I've loved meeting so many warm and welcoming neighbors, and I'm thrilled to keep building connections through fun events that bring us all together.

This year's calendar has been a great mix of long-time favorites and fresh new experiences—and we're not slowing down! Our fourth quarter is packed with activities, leading up to the highlight of the season: the **BSIA/BSIBC Christmas Party on December 13th at Twin Isles Country Club**, featuring a very special musical entertainer you won't want to miss.

Our monthly **Community Mixers**—held the first Friday of every month at Twin Isles Country Club—continue to be a neighborhood favorite. They're the perfect chance to catch up with old friends, welcome new residents, and chat with board members in a relaxed, social setting. Plus, TICC treats us to happy hour prices (no membership required!).

We'd love to see even more of you join in the fun. Every BSI member and their guests are welcome, and our Social Committee is always open to new faces and fresh ideas. If you have suggestions or would like to help out, simply email **social@bsia.net**—we'd be delighted to hear from you.

Finally, a huge thank you to our incredible volunteers, especially Su Miscia, Adele Sedberry, Rita Reitz, and Patti Lekki—who make these events possible, and to former director Wanda Daugherty for her wonderful guidance during this transition.

Here's to a season full of laughter, music, and neighbors becoming friends—I hope to see you at our next event!

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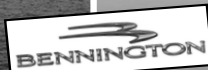


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PLANNING ~ Bill Courtney

**Every
Penny
Counts**



You may not be aware that when you purchase many items in Charlotte County, an additional one percent is added to the sales tax collected by the merchant. This is a discretionary sales tax that must be approved by voters in the County every six years and will need to be reapproved in 2026.

Monies raised by the tax may not be used for operational expenses and can only be used:

- * To finance, plan or construct infrastructure
- * To acquire land for recreation, conservation, or protection of natural resources
- * To provide grants for energy efficiency improvements
- * For economic development projects

The County is estimating \$20 to \$24 million will be raised over the current sales tax period. The County receives 90% of the total and Punta Gorda receives 10%, or an average of \$2.45 million per year.

For each six-year cycle, the City has established steering committees to receive suggestions and vet projects for consideration prior to presenting recommendations to the City Council. I am proud to say that I volunteered for and am now a member of the current 1% Sales Tax Committee.

By the time this article is published, the committee will have met several times to consider approximately twenty potential projects. The list includes several street construction or improvement projects, Ponce De Leon Park improvements, Harborwalk lighting, Public Safety Building expansion, historic district infrastructure, traffic signal installation at Home Depot and Burnt Store Road, Boat Club area channel and basin dredging, downtown and street flooding, ADA improvements, sidewalk connections, and several others.

Each project will be scored against twelve criteria with a requirement to have a final list ready for presentation to the City Council in March 2026. Once approved by the Council, the list of projects will be sent to Charlotte County by April 7, 2026.

If you'd like to attend a committee meeting, they are held the second Tuesday of the month in the Laishley Marina Community Room starting at 10 AM. Or, you can send questions to me via email to planning@bsia.net.

Bill Courtney, Community Relations Director



Burnt Store Isles Association
Notice of Annual Membership Meeting
Thursday, November 13, 2025, at 1:00 p.m.

Twin Isles Country Club
301 Madrid Blvd., Punta Gorda

Please plan to attend the annual membership meeting to vote on new Board Members and the 2026 budget, to hear updates from the Board and to ask questions or discuss issues important to you and the BSI community.

Bring a canned food item for the annual food drive!



Burnt Store Isles Association
General Membership Meeting Agenda
Twin Isles Country Club - 301 Madrid Blvd
Thursday, November 13, 2025 - 1:00 pm

Call To Order & Pledge of Allegiance

Call for Quorum

Approval of 2024 Annual Meeting Minutes

2026 Board of Directors Nomination and Voting

2025 Projected Income Statement

2026 Budget Discussion and Approval

Officers' Reports

Directors' Reports

Member Comments

Introduce 2026 BSIA Officers and Board of Directors

Adjourn



Neighborhood Security Update

David Elkins

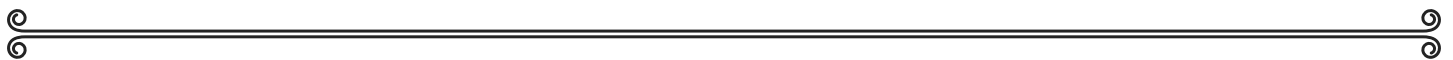
We recently had a little excitement, if you want to call it that, with a crew canvassing Monaco and Madrid in early September checking for un-locked vehicles. Most of you have cameras and your cars are in the garage ~ remember, if they can get into your un-locked vehicle, that might also give them access to your garage or even home if your door opener is on your visor!! Lock your cars in the driveway!

We had quite a few solicitors again. A reminder to call the Punta Gorda non-emergency police department number, which is 941-639-4111 (everyone should have that number in their phone anyway). Soliciting is not allowed in the city; it is not a BSI thing only.

All of our cameras at the canal, Madrid and Monaco are working great and have been. We are looking into getting a few cameras that operate better at night - would give us more information.

A reminder that trailers, boats, and commercial vehicles are not allowed in open lots, driveways etc. You can get a short term permit for a trailer if you are moving, etc. Commercial vehicles are not allowed for overnight parking. If you do see one you can again call that non-emergency number. The police or code enforcement will come down and ticket.

Speeding - well no one made the Nascar Senior Racing league, but speeding is always an issue. Make sure you speak with any trade people you use - the pool guys are not great, the landscapers are not great and so on. If you employ people on a regular basis for basic house work, please remind them to drive at 30 mph. The new flashing stop lights at Monaco and Tripoli seem to be working well.



NOMINEES FOR 2026 BSIA BOARD POSITIONS

~ Bill Courtney, Nominating Committee Chair ~

As Chair of the Nominating Committee, I would like to present the following members as nominees for election to the Board at the annual membership meeting for two-year terms starting January 1, 2026.

Officers:

President: TBA

Treasurer: Maureen Martin

Directors:

Community Relations: Bill Courtney, 2nd 2-year term

E-Communications: Polly Green, 2nd 2-year term

Legal Liaison: TBA

Membership: Wendy Heath, 2nd 2-year term



From the VICE PRESIDENT ~ Pat Iorio & COMMUNITY STANDARDS ~ Kathy Martinelli



As most of you already know, the Circuit Court Judge ruled against us in our lawsuit against a resident who refused to comply with our deed restrictions, based on a counter claim that BSIA had not renewed the deed restrictions in a timely manner. This puts us in all in a difficult position because this ruling impacts our ability to enforce our deed restrictions, which are typically handled through our Standards Director for existing homes, and through the Vice President, for all new construction. The deed restrictions help to ensure we maintain the beauty of our community. For this and other reasons, we have decided to appeal the Circuit Court ruling. During this time, we ask that each homeowner continue to voluntarily adhere to our deed restrictions. We will continue to “enforce” the deed restrictions through everyone’s mutual cooperation, thereby continuing to maintain the high standards that drew us to our community.

Over the past eight months in BSI, the Burnt Store Isles Association Standards Director has referred over eighty residences to be assessed by Punta Gorda Code Enforcement, typically for dirty and/or moldy roofs. We have opened and successfully brought 50 roof cases into compliance, over forty-five roofs have been cleaned and others repaired or replaced.

Currently, there are 16 active cases—several of which are in litigation and pending insurance claim decisions. Additionally, 13 open cases involve roofs nearing the 20% threshold for dirt and mold pending re-inspection. We continue to enforce all City Codes in Burnt Store Isles to maintain BSI as a premier community.



E-COMMUNICATIONS ~ Polly Green

I really enjoy sending out the weekly newsletter and updating you with community information.

We also have an awesome “website guru”, Joanne Fritz. She is always looking for new and creative ways to update our website, so please be sure to visit us at BSIA.net for any recent news and events.

If you have any questions, just email me at info@bsia.net.



TREASURER'S REPORT

Lee Brandt

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

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$0.00	\$22,500.00	(\$22,500.00)	0.00%
4300 - Directory Ads	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
4350 - Newsletter Ads	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
4400 - Interest Income	\$0.00	\$200.00	(\$200.00)	0.00%
4600 - 50/50	\$0.00	\$300.00	(\$300.00)	0.00%
4610 - Misc. Income	\$0.00	\$150.00	(\$150.00)	0.00%
4620 - Badges - Member Paid	\$0.00	\$240.00	(\$240.00)	0.00%
4700 - Events - Member Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
Total - Income	\$0.00	\$27,890.00	(\$27,890.00)	0.00%
Gross Profit	\$0.00	\$27,890.00	(\$27,890.00)	0.00%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$0.00	\$8,520.00	(\$8,520.00)	0.00%
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	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6420 - Liability Insurance	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6620 - Badges	\$0.00	\$240.00	(\$240.00)	0.00%
6700 - Events Member Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6710 - Events BSIA Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6730 - Storage Unit Rent	\$0.00	\$840.00	(\$840.00)	0.00%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
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	\$0.00	\$924.00	(\$924.00)	0.00%
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	\$0.00	\$27,874.00	(\$27,874.00)	0.00%
Net Ordinary Income	\$0.00	\$16.00	(\$16.00)	0.00%
Net Income	\$0.00	\$16.00	(\$16.00)	0.00%



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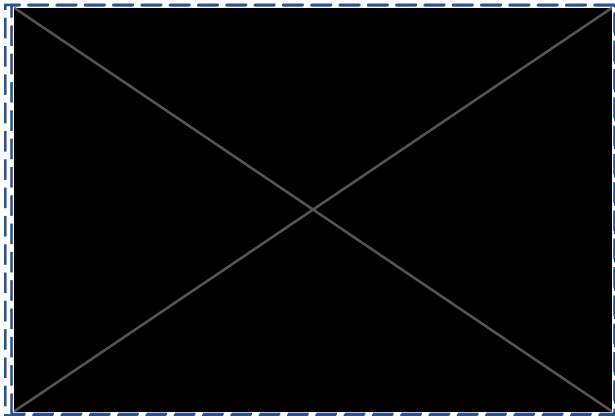
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Christine Hause
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