www.bsia.net

BSIA Burnt Store Isles Association

Burnt Store Isles Association NEWS

Vol. 43, No. 2 ~ October 2026

UP & COMING

-- BSIA Annual Meeting --
Thursday, November 12th @ 1 p.m.
Twin Isles County Club

-- Darts --
Thursday, October 22nd, 5 pm

-- BSI Mixer --
Friday, November 6th
TICC from 4-6 pm

-- Angel Hair --
November TBD
Location TBA

-- BSI Mixer & Holiday Party --
Friday, December 4th
TICC from 4-6 pm

-- Glow Ride --
December
Details TBD/TBA

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 8:30 a.m. at the Twin Isles Country Club in the upper level casual dining area.

IN THIS ISSUE

Social Notes 3
Legal Update 5
Membership 7
Membership Meeting Agenda 8
Nominees for Board Positions 9
Neighborhood Security 11
Treasurer's Reports:
Budget v Actual 13
FY 27 Budget 14



From the Acting President/Vice President

PAT IORIO

This year I have had the honor of serving as the Acting President and Vice President of BSIA. You can see from walking around the neighborhood, our community remains vibrant. The real estate market seems to have stabilized, and several new homes are under construction. However, it is the people of the community that make it work. And the Board of Directors has worked to provide opportunities for community engagement as well as the future direction of our association.

Currently, we have two legal cases still pending in the courts. Thanks to your support we have been able to try to keep our deed restrictions in place, which are the backbone of the community standards. Your Board legal representative provides more details in his column regarding the status of these two cases. We are hopeful that we will have resolution of these cases by the time of our annual meeting.

As you know, these legal cases have significantly depleted our cash reserves and even with your financial support, have forced us to tighten our budget, The board is proposing to raise the annual dues to $75 to help build up our reserves for any future issues. We hope that you will support this endeavor to ensure the financial stability of our association. Even in this challenging year I believe the board has brought value to its' members.

Our slate of nominees for the board includes strong candidates, but we still need a few more positions to be filled. It is not too late to volunteer for one of our open positions or even to share a role with someone. Please consider volunteering a few hours a month.
Thank you for your loyalty and commitment to Burnt Store Isles Association which helps to keep the community a wonderful place to live.

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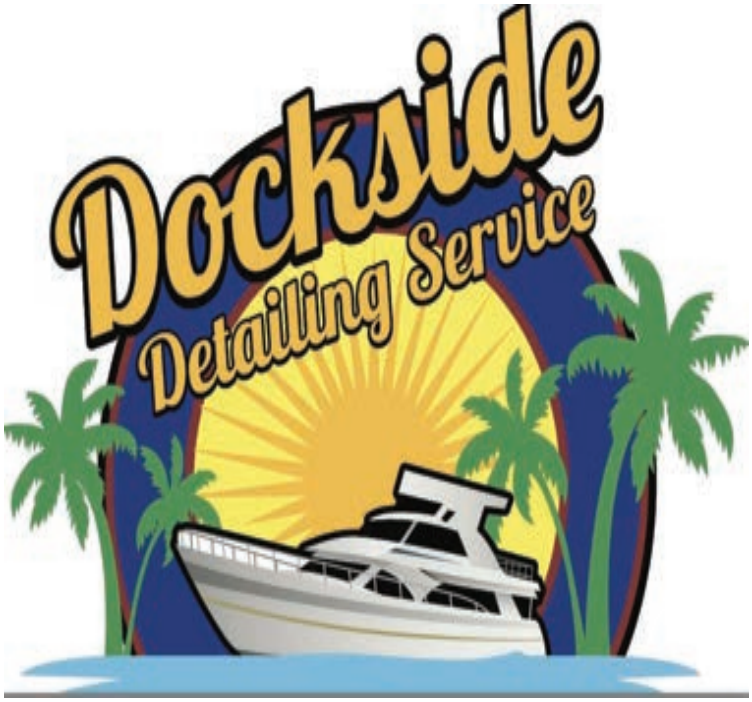
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2026 BSIA BOARD

OFFICERS:

President……(Vacant)
Vice President……Patricia Iorio
Secretary……Jan Draber
Treasurer……Maureen Martin

DIRECTORS:

Community Standards……(Vacant)
Legal Liaison/By-Laws…….. Bernard Feinman
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 Page

COMMITTEES:

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



SOCIAL Notes ~ Tracy Sage

It's hard to believe how much fun we've packed into another year! From our regular Dart Nights and Happy Hours to the community-wide Yard Sale, it has been wonderful to see neighbors getting together, meeting new friends, and enjoying all that our community has to offer. Even more exciting has been seeing residents step forward to create and lead new events of their own. That variety brings fresh energy to our calendar and, just as importantly, gives more residents an opportunity to get involved and share their ideas.

We still have some fun ahead, including our annual Holiday Party and the always-popular Bicycle & Golf Cart Glow Ride! I want to sincerely thank our residents and Board members for your enthusiasm, support, and willingness to participate through what has been a very challenging year for me, personally. It has been a pleasure serving as your Social Director, but this will be my final year in the position. Our community is only as active and vibrant as the people who are willing to get involved, and I hope some of you will consider volunteering your time, joining the Board, or stepping into the role of Social Director. You don't have to have all the answers—just a willingness to help, bring some ideas, and have a little fun along the way. I can promise you, the rewards are worth it!



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LEGAL LIASON
Bernard Feinman

The Burnt Store Isles Association is currently involved in two legal cases related to our deed restrictions.

The first is BSIA's appeal seeking to have our deed restrictions reinstated. The decision to proceed with this effort was supported by the general membership at the November 2025 Annual Meeting. Unfortunately, as of September 14, 2026, there has been little change in the status of the case.

The appeal was filed in February 2026, and we have been advised that the typical timeframe for the court to address the matter is approximately six months. Based on that timeframe, we are hopeful that a decision could be forthcoming at any time. We will notify the membership as soon as there is a meaningful development.

The second lawsuit is also related to the deed restrictions. Two Burnt Store Isles residents, Laurel Phillips and Peter Hansen, have named BSIA as a defendant in a lawsuit seeking a determination that the deed restrictions remain in effect, although their legal basis for reaching that result differs from BSIA's position in the appeal.

While BSIA agrees with the ultimate result they are seeking—the continued validity of the deed restrictions—the Association is not being asked to take any specific action that would provide the relief they seek. Our position is that BSIA does not have the legal standing or authority in that case to provide them with the requested relief.

We are including this lawsuit in our update because it has resulted in a direct financial cost to the Association. BSIA has been required to retain legal representation and participate in multiple hearings. As of the date of this article, the Association has incurred approximately $8,400 in legal fees related to this case, with at least one additional invoice still outstanding.

We remain hopeful that both cases will be successfully concluded before our next Annual Meeting. At that time, our goal is to provide the membership with a complete report on the outcome of the litigation as well as a full accounting of the associated legal expenses.

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Burnt Store Isles Association

Notice of Annual Membership Meeting

Thursday, November 12, 2026, 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 2027 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!

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Burnt Store Isles Association

General Membership Meeting Agenda

Twin Isles Country Club - 301 Madrid Blvd

Thursday, November 12, 2026 - 1:00 pm

Call To Order & Pledge of Allegiance

Call for Quorum

Approval of 2025 Annual Meeting Minutes

2027 Board of Directors Nomination and Voting

2026 Projected Income Statement

2027 Budget Discussion and Approval

Officers' Reports

Directors' Reports

Member Comments

Introduce 2027 BSIA Officers and Board of Directors

Adjourn

NOMINEES FOR 2027 BSIA BOARD POSITIONS



~ Bill Page, 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, 2027.

Officers:

President: Dave Elkins

Vice President: Robert Lyttle

Secretary: Amy Hare

~

Directors:

Community Standards: Lisa and Dan Gillen

Security: Kyle Joye

Social: TBA

Special Projects: Judy Cronin

Membership Benefits
(Or why it's great to belong to BSIA!)

- Home Values
  - BSIA works with the City of Punta Gorda, new home contractors and all BSI property owners to maintain deed restrictions and the appearance of our neighborhood. This ultimately protects the property value of our homes.
  - BSIA has several committees dedicated to our neighborhood appearance and safety including Special Projects, Community Standards, and Neighborhood Security.

- Information
  - Membership Directory
  - Electronic Weekly Bulletin Board with neighborhood and community information, upcoming events, new member information, and police watch.
  - Printed newsletter once a year with annual meeting information, financial reports and news that is specific to our neighborhood and members.
  - Maintenance of BSIA website (www.bsia.net) with deed restrictions, Board of Directors contact information, board minutes, upcoming events, and more!
  - General membership meetings with guest speakers who provide important information for our neighborhood.
  - Informational meetings for 'hot-topics' in our neighborhood. BSIA may not take a position on these topics but will provide written information and/or public meetings so members have the needed information to make an informed decision.

- Social
  - BSIA provides many social events throughout the year including picnics, Christmas and 4th of July parties, darts at the Ice House, neighborhood yard sale, tours of local attractions, First Friday mixers at TICC and more.

- Volunteer board and committee members
  - All membership dues go to providing the above benefits to BSIA members. Many Burnt Store Isles neighbors volunteer their time to provide an active and vibrant association.

- More
  - Discount program with Sherwin-Williams on purchase of paint and supplies
  - Free shredding once per year
  - Decoration and landscaping of entrance monuments

Support the continued well-being of your neighborhood…….support the BSIA!!



Neighborhood Security Update

David Elkins

Hello to BSI! So our year was pretty uneventful. We had one situation where we had some stolen car thieves somehow end up here in BSI; they dumped one car and then found a vehicle with keys in it to grab, which ended up somewhere south of our area. While we do live in Paradise, we are not exempt from outside factors.
LOCK YOUR CARS THAT ARE OUTSIDE. DON'T LEAVE GUNS IN THE CAR (that has happened). BE SMART!!!

We have had to help the PG police with our security footage for some other situations, which is good. However, our cameras are not that great and we will be looking to upgrade them to give us better night vision to pick up license plates, facial recognition, and more. That will be a goal here in 2027. I would think everyone would want to be in favor of this.

No major security issues in our canals – some kids fishing and some people driving onto empty lots and setting up camp to fish. Remember to call the Punta Gorda Police non-emergency phone number (M-F 8 am – 4:30 pm: 941-575-3302; after hours/weekends/holidays: 941-639-4111) on solicitors (we did have a good run this spring on that, and some were ticketed) and anything else that looks suspicious and requires attention. Vigilance is the best crime stopper. Just call them - their response time is amazing!

Golf Carts - the city council did not change the state regulations on golf carts. They need to be registered, have license plates, be insured and have the bells and whistles to be street legal. We do have a few over in the Madrid area (condo owners) who have carts that are not registered and don't seem to care about the law (even if they know they are in violation). I even had one resident tell me that he knew the rules but could care less. The police did not arrive in time to cite him. If you do see an unregistered golf cart cruising around and know where it came from, please let us know.

We look forward to a great holiday and fall/ winter and spring season here in BSI.

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TREASURER'S REPORT

Maureen Martin

Burnt Store Isles Association, Inc

Burnt Store Isles Association (Consolidated)

Custom Budget vs. Actual 2026

From Jan 2026 to Sep 2026

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	$22,227.57	$22,500.00	($272.43)	98.79%
4200 - New Construction Fees	$750.00	$0.00	$750.00	0.00%
4300 - Directory Ads	$902.50	$2,000.00	($1,097.50)	45.13%
4350 - Newsletter Ads	$2,745.00	$1,500.00	$1,245.00	183.00%
4400 - Interest Income	$21.25	$200.00	($178.75)	10.63%
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	$515.00	$1,000.00	($485.00)	51.50%
Total - Income	$34,613.16	$27,890.00	$6,723.16	124.11%
Gross Profit	$34,613.16	$27,890.00	$6,723.16	124.11%
Expense				
6100 - Landscaping Replacement	$124.23	$450.00	($325.77)	27.61%
6150 - Landscaping/Property Mgmt	$6,390.00	$8,520.00	($2,130.00)	75.00%
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	$6,043.60	$1,000.00	$5,043.60	604.36%
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	$56.44	$240.00	($183.56)	23.52%
6700 - Events Member Paid	$500.00	$1,000.00	($500.00)	50.00%
6710 - Events BSIA Paid	$100.53	$1,000.00	($899.47)	10.05%
6730 - Storage Unit Rent	$486.00	$840.00	($354.00)	57.86%
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	$1,246.08	$730.00	$516.08	170.70%
6820 - Web Emails Constant Contact	$966.00	$924.00	$42.00	104.55%
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	$29,434.11	$30,124.00	($689.89)	97.71%
Net Ordinary Income	$5,179.05	($2,234.00)	$7,413.05	-231.83%
Net Income	$5,179.05	($2,234.00)	$7,413.05	-231.83%



TREASURER'S REPORT

Maureen Martin

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)

Proposed 2027 Budget @ $75 Annual Membership Dues

Category	2026 Sept YTD Actuals	2026 Approved Budget	2027 Proposed Budget	Budget Difference 2027 vs 2026	Comments
INCOME					
4100 - Membership Dues	$22,227.57	$22,500.00	$29,700.00	$7,200.00	FY26 Members at 90%
4200 - New Construction Fees	$750.00	$0.00	$0.00	$0.00	
4300 - Directory Ads	$902.50	$2,000.00	$1,000.00	($1,000.00)	Based on FY26 actual
4350 - Newsletter Ads	$2,745.00	$1,500.00	$2,500.00	$1,000.00	Based on FY26 actual
4400 - Interest Income	$21.25	$200.00	$50.00	($150.00)	
4500 - Donations Received	$150.00	$0.00	$0.00	$0.00	
4600 - 50/50	$0.00	$300.00	$0.00	($300.00)	
4610 - Misc. Income	$7,261.84	$150.00	$500.00	$350.00	Shredder Day Sponsorships
4620 - Badges - Member Paid	$40.00	$240.00	$300.00	$60.00	20 members at $15
4700 - Events - Member Paid	$515.00	$1,000.00	$1,000.00	$0.00	
TOTAL INCOME	**$34,613.16**	**$27,890.00**	**$35,050.00**	**$7,160.00**	
EXPENSE					
6100 - Landscaping Replacement	$124.23	$450.00	$450.00	$0.00	
6150 - Landscaping/Property Mgmt	$6,390.00	$8,520.00	$8,520.00	$0.00	
6300 - Directory Preparation	$1,119.15	$2,500.00	$2,500.00	$0.00	
6350 - Newsletter Preparation	$0.00	$4,000.00	$4,000.00	$0.00	
6400 - Legal Fees	$6,043.60	$1,000.00	$3,000.00	$2,000.00	50% of Actual spend FY26
6410 - Attorney Fees Reserves	$0.00	$2,250.00	$2,970.00	$720.00	10% of Membership
6420 - Liability Insurance	$4,081.03	$3,500.00	$4,100.00	$600.00	Based on FY26 actual
6620 - Badges	$56.44	$240.00	$300.00	$60.00	20 members at $15
6700 - Events Member Paid	$500.00	$1,000.00	$1,000.00	$0.00	
6710 - Events BSIA Paid	$100.53	$1,000.00	$1,000.00	$0.00	
6730 - Storage Unit Rent	$486.00	$840.00	$1,068.00	$228.00	Based on FY26 actual
6750 - PO Box Rental	$100.00	$200.00	$200.00	$0.00	
6760 - Postage and Delivery	$19.00	$200.00	$200.00	$0.00	
6770 - Safe deposit Rent	$0.00	$200.00	$200.00	$0.00	
6810 - Web Data Remote Hosting	$1,246.08	$730.00	$1,250.00	$520.00	FY26 Actual - Go Daddy
6820 - Web Emails Constant Contact	$966.00	$924.00	$975.00	$51.00	
6830 - State Fees	$61.25	$70.00	$70.00	$0.00	
6900 - Misc. Expense	$7,090.80	$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	$1,050.00	$700.00	$1,200.00	$500.00	$400/ Hr for 3 hours
TOTAL EXPENSE	**$29,434.11**	**$30,124.00**	**$34,803.00**	**$4,679.00**	
NET INCOME	**$5,179.05**	**($2,234.00)**	**$247.00**	**$2,481.00**	

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