

Burnt Store Isles Association 41st Annual General Membership Meeting Minutes

Approved 11.13.2025

Twin Isles Country Club
November 14, 2024
Called to Order 1:00 p.m.

1 PLEDGE OF ALLEGIANCE

Bill Page opened the 41st Annual BSIA General Membership Meeting with the Pledge of Allegiance

2 CALL TO ORDER AND CONFIRM QUORUM

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 2025 budget, amending the Bylaws and fielding questions from the membership. Those members who served in the military were recognized.

3 APPROVAL OF MINUTES

Bill Page noted the need for approval of the November 13, 2023 General Membership Meeting minutes. A motion was made by Bill Courtney, seconded by Faith Ferris, 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 2025 Board of Directors Nominations.

The candidates being nominated as follows :

- President – Bill Page (Second Term)
- Vice President – Pat Iorio (Second Term)
- Secretary – Jan Draber (First Term)
- Community Standards – Kathy Martinelli (First Term)
- Security – David Elkins (Second Term)
- Social – Tracy Sage – (First Term)
- Special Projects – Connie Higgins (First Term) – self-nomination from the floor

BSIA By-Laws Article VII, titled Meeting and Elections - As required, Bill Courtney read to the members, BSIA's 5 points of the BSIA Bylaws Article VII, titled Meeting and Elections.

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 a self-nomination from the floor for an open position for Special Projects, 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.

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, 2025. This was done with no nays.

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

New 2025 Board of Directors – Bill Courtney then welcomed all who were nominated and elected.

5 BYLAWS CHANGE

Bill Page introduced a Bylaw change which effectively re-titles the Planning Director Position to the Community Relations position. The following motion was made by Robert Armstrong, seconded by Nick Hay, to change Section 2: Each Director shall be elected to manage and be responsible for one of the following functions via: (1) Membership; (2) Special Projects; (3) *Community Relations*; (4) Legal Liaison; (5) Social; (6) Neighborhood Security; (7) Community Standards; and (8) E-Communications. The immediate Past President shall remain as a non-voting director as long as he/she remains the immediate Past President. Motion passed without dissent.

6. DEED RESTRICTIONS LAWSUIT

Bill Page provided a historical context for the Deed Restrictions lawsuit including the following:

- The history of the legal reserve fund; 10% of dues allocated to reserve fund since 2014
- The history of clarifying metal roof materials in keeping with the appearance of tile roofs
- A detailed chronology of the current lawsuit related to a roof in violation of the deed restrictions

Member inquiries and clarifications addressed the following:

- Clarification that the property owner signed a hold harmless agreement with the roofing contractor
- Understanding of the processing gap that occurred in the deed restrictions renewal
- Questioned whether legal counsel has rendered an opinion with a high degree of confidence that the deed restrictions are enforceable
- Inquired how the Board decided to pursue the roof violation to the point of a lawsuit
- Clarification that approximately \$7,500 has been spent to date with an estimate of a total \$50K as a worst case scenario
- Discussed why a change in deed restrictions would require 100% vote of the residents
- Inquired what happens if BSIA prevails and the resident does not comply

Bill noted that this background will be helpful in understanding the financial position presentations as legal expenses impacted 2024 and are projected to impact 2025.

7. REVIEW OF 2024 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 2024 Projected Income and Expenses as of 11/12/2024 noting that -

	<u>2024 Approved</u>	<u>2024 Projected</u>	<u>Difference</u>
• TOTAL INCOME	\$35,800	\$33,790	\$ (2,010)
• TOTAL EXPENSES	\$35,735	\$46,472	\$ (10,737)
• PROJECTED OVERAGE/SHORTAGE			<u>\$ (12,747)</u>
• <u>CASH AVAILABLE as of 11/1/2024</u>			
○ OPERATING ACCOUNT	\$16,409		
○ RESERVES	\$52,791		
○ TOTAL CASH	<u>\$69,200</u>		

BSIA Member Questions – There were no questions from the members on the 2024 Budget to Actual comparison.

8. REVIEW AND APPROVAL OF THE 2025 BUDGET

Lee Brandt, Treasurer, next presented the 2025 proposed budget, again asking members to refer to the handouts, noting that:

INCOME:

- Estimated to total \$34,870
- Annual membership dues at \$50 (PayPal \$55)
- Membership income based on 500 members and 8 new constructions

EXPENSE:

- Estimated to total \$78,069

Approval of 2025 Year Budget –

- **BSIA Member Questions** - Bill Page and Lee Brandt asked if there were any questions on the proposed 2025 budget to which the following topics/questions were fielded:
 - Clarified that total properties/lots in BSI number about 1200
 - Inquired whether an analysis had been done on why people do not renew membership
 - Questioned why association membership is not mandatory
 - Confirmed that seven islands are maintained by the landscaper who has not raised prices in three years.
- **Motion to Approve 2025 Budget** – After a wide-ranging question and answer period it was moved by Richard Allen, seconded by Rich Bevak, that the proposed 2025 Budget, provided by Lee Brandt, be approved. Then, with a show of voting cards of those attending this General Meeting, the budget was approved with one dissension.

9. OFFICERS' REPORTS

President – Bill Page

- Bill encouraged residents present to visit with the BSI Boat Club representatives who will be in the lobby after the BSIA Annual Meeting.

Vice President – Bill Page reported on Pat Iorio’s behalf

- Reported that there were 4 new construction starts 2024 year to date.
- 117 vacant lots remain; it is noted that some of those owners may not plan to build on the lots.

Treasurer – Lee Brandt

Nothing additional to report.

Secretary – Charmaine Ponkratz

Expressed appreciation for the work of her colleagues on the Board; described it as an honor to serve and encouraged others to step up to the work of the Association.

10. 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
- The BSIA Facebook page is only available to members and currently has 194 signed on.

Community Standards – Faith Ferris

- Faith recognized Kathy Martinelli for stepping up to take on the difficult role of deed restriction enforcement; contact her if you see deed restrictions violations.
- 108 requests for architectural change have been received 2024 year to date.
- 6 certified letters for non-compliance have been sent.
- Faith called attention to two deed restrictions clarifications enacted in 2024:
 - That the 20-foot set back does not apply to sand-based patio pavers or planting areas.
 - That political signage will be allowed, only during election season.
- A member made inquiry about whether approved paint-color standards had been relaxed.

Legal Liaison – Brian Bender

- Brian responded to an earlier question offering the rationale for why the pending roof violation case triggered legal action.

Membership – Wendy Heath-Brandt

- Wendy reported that BSIA membership is 502.
- Highlighted the recent newsletter which published the 2025 membership card that can be presented for a discount at Sherwin Williams and can be used to access shredder day services for free.
- Addressed other value provided by membership in the association and encouraged members to recruit non-member friends and neighbors. Wendy can be contacted to receive a welcome bag to assist in the recruitment process.

Neighborhood Security – David Elkins

- David added to Wendy’s recruitment plea by offering to buy a drink for anyone who brings three new member applications and payment to the Riviera Bar and Grill.

- Addressed the concerns about speeding and noted that the traffic studies conducted by the Punta Gorda Police Department have indicated that most of the speeders are residents.
- A member expressed concern about boat speeds; residents are advised to call the Punta Gorda Police Department Marine Unit non-emergency number: 941.639.4111
- Reported that the surveillance cameras (except for the lock camera) are all operational after minimal storm interruption.
- A member expressed concern about the arrival of coyotes in the neighborhood. Florida Fish and Wildlife has a helpful primer on living with coyotes: <https://myfwc.com/conservation/you-protect/wildlife/coyotes/> Residents are encouraged to put all garbage in the containers provided by the city rather than leaving it in bags on the curb.

Community Relations (formerly Planning) – Bill Courtney

- Bill described his role as a liaison to monitor developments in the BSI area. If residents wish to get information about proposed developments they are advised to contact Melissa Reichert to request being added to the distribution; mreichert@cityofpuntagordafl.com

Social – Wanda Daugherty

- Wanda reminded members of the Christmas Party on December 7, 2024 and welcomed Tracy Sage to the social planning work of the association.

Special Projects – Kathy Martinelli

- Kathy recognized the work of Pence Landscaping as they maintain the seven islands.

11. MEMBERS COMMENTS

Only two other questions/comments were posed as the meeting came to a close:

- Member inquiry for the possibility of a 4-way stop sign at Monaco and Tripoli.
- Member expressed appreciation to the officers and directors of the BSIA Board.

12. THANK YOU TO OUTGOING 2024 BOARD MEMBER

Bill Page thanked Wanda Daugherty, Faith Ferris and Charmaine Ponkratz for their dedicated service to the Association.

Introduction of the 2025 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, Bill Page - Vice President, Pat Iorio - Treasurer, Lee Brandt - 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 Courtney 	Directors: <ul style="list-style-type: none"> - Community Standards, Kathy Martinelli - E Communications, Polly Green - Legal Liaison, Brian Bender - Membership, Wendy Heath-Brandt - Community Relations, Bill Courtney - Security, David Elkins - Social, Tracy Sage - Special Projects, Connie Higgins
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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.

Ian Milne moved, seconded by Jenny Anderson, to adjourn the meeting. Motion passed.

Meeting adjourned at 2:48 PM

These BSIA 41st Annual Membership Meeting Minutes are respectfully submitted by –

Charmaine Ponkratz, Secretary