

In-Person Meeting Held at Twin Isles Country Club  
Friday, May 1, 2026  
Meeting Called to Order at 8:37a.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 today's meeting to provide a summary of PGPD activity. He also shared that our new 8:30 a.m. start time does not present a problem for him. He reported the following:

- The PGPD road group is now fully staffed.
- They are short one dispatcher. In response to a question, he replied that that it looks like the city will maintain their own 911 service. They will move to encrypted radios in the not-too-distant future. The main reason is for officer safety.
- He reminded people to share the "Away" program offered by PGPD for those who leave for the off season.
- He reported that the lights and signage near the new traffic circle are nearing completion and will be activated soon. The light at Retta Esplanade should be activated sometime later this month.
- He reminded everyone that Charlotte County has implemented new cameras in school zones. Violators will be identified by the cameras and ticketed \$100.00. He shared that we should remind residents to keep vehicles locked in their driveways because when school lets out near the end of May there is usually an uptick in juvenile activity.
- He let us know that the PGPD has been hosting a very successful self-defense class for women. They can only have 10-12 students at a time for the 9-hour session (that can be broken into two parts). He suggested that we share a summary with our membership in an upcoming bulletin so we can assess whether there is an interest in the community.

**2. Roll Call**

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**Officers Present**

Pat Iorio, Acting President  
Pat Iorio, Vice President  
Maureen Martin, Treasurer  
Jan Draber, Secretary

**Directors Present**

Polly Green, E-Communications  
Bernie Feinman, Legal Liaison  
David Elkins, Neighborhood Security  
Connie Higgins, Special Projects  
Bill Courtney, Community Relations

**Other Board and Committee Representatives**

Excused:

Kathy Martinelli, Community Standards  
Wendy Brandt, Membership  
Tracy Sage, Social  
Bill Page, Past President

**Due to the unexpected absences of several board members, we were unable to establish a quorum, resulting in a “discussions only meeting”. No motions presented. No votes taken.**

Other Attendees:

Bob Fritz, Member and BSI resident  
Brian Bender, Member and BSI resident  
Dana Carr, Guest Speaker, Member and BSI resident

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

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As previously stated, due to the lack of a quorum, we were unable to review and approve the draft minutes of the April 2026 BSIA Board meeting.

### **4. OFFICERS' REPORTS**

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#### **Acting President – Pat Iorio – No Report**

- Pat stated that she would introduce a guest speaker later in today's meeting. See “New Business”.

#### **Vice President – Patricia Iorio**

- Pat reported that she has not received any requests for new builds. The group discussed an addition to a property on Candia that was recently started. Pat reported that this was approved some time ago.

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

#### **Treasurer – Maureen Martin**

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

- **Financial Reports** – Budget vs. Actual as of April 30, 2026. *(See detail at end of these minutes.)*
- **Banking Account Balances – end of April 2026** *(See detail at the end of these minutes.)*
- Maureen reported the positive news that 98.6% of membership dues have been paid.
- She noted that both the legal fund and the “Attorney Fees Reserve” have both been depleted. Maureen added that the current balance of donations in the Appeal Fund is \$4800.

### **5. OLD BUSINESS**

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- Pat Iorio stated that there are no updates on the pending deed restrictions appeal case and it has yet to be scheduled with the courts.
- In response to a question from a board member, Pat confirmed that a hearing was held in April to confirm that BSIA can release our attorneys from representing us in the Hansen/Phillips case.

However, Hansen/Phillips have filed a new case appealing the April decision regarding the release of our attorneys. Given the recent decision, we are not required to respond.

## **6. NEW BUSINESS**

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- Pat told the board that she will not be available to attend or chair the next two (June and July) board meetings. Per the by-laws, the board secretary can run the meeting. Jan Draber volunteered to hold and run the June meeting. Pat Iorio will prepare the agenda in advance. After much discussion about the July meeting, including the potential impact of the 4<sup>th</sup> of July, the board agreed to defer any decisions until the June meeting. At that time, the group will make a decision about a mutually acceptable date for that meeting.
- Pat introduced a guest speaker from the Advent Health Foundation. Mr. Dana Carr had requested to attend a board meeting to share local updates about Advent Health. He reported on three topics:
  - The Advent Hospital in Port Charlotte has recently implemented several changes and is receiving positive feedback.
  - Advent has purchased a 50-acre property in Punta Gorda between Aldi's and Jones Loop Road and has presented plans to the city to build a) a 50-bed standalone emergency room facility and b) a full-service hospital to include ICU, CCU, full cardiac services and full general surgery facilities. Permitting is underway and Advent expects to break ground on the emergency room project in late summer. The full-service hospital build will follow the emergency room facility.
  - Mr. Carr also spoke about Advent Foundation which has a newly formed chapter in this area. The goal of the foundation is to raise money through donations for items that are not included in the standard hospital build. Examples include specialized equipment, amenities for patients and visitors, etc.
- Mr. Carr asked the board to consider a full presentation to BSIA members and BSI residents once things get under way. He and his team could provide more details on the plans and take questions from the audience. The board will consider the timing and look into the availability of the Twin Isles facility for such a presentation. More information to follow at a future meeting. The general consensus from today's meeting was that we were encouraged by the possibilities of these improvements to the health care options in the City of Punta Gorda considering the closure of our only hospital after recent flooding. The facility on Olympia will eventually be razed.

## **7 DIRECTORS' REPORTS**

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

- In Kathy's absence Acting President Pat Iorio reported that several residences are still putting forth requests for fencing, paint colors, storm shutters, etc. acknowledging the deed restrictions despite the open appeals case. Most of the board members present agreed that this is very good news.

### **E-Communication – Polly Green – No Report**

### **Legal Liaison – Bernie Feinman**

- Bernie shared that he has copies of the recent court filings from the Hansen/Phillips case should any board member wish to review them.

- Bernie reiterated for Treasurer Maureen Martin that he regularly review bills received from our attorneys to ensure charges are accurate.

### **Membership – Wendy Heath Brandt – No Report**

- In Wendy’s absence, Pat Iorio reported that current membership stands at 439 as of 4/30/2026.

### **Neighborhood Security – David Elkins**

- Dave reported that we continue to have issues reported regarding a property on Port Bendres Drive. Both Punta Gorda code enforcement and the Punta Gorda Police Department have been helpful in responding to complaints but issues remain.
- He added that the oversized builder’s sign on LaSila is still in place. The issue has been reported and the builder has until May 5, 2026 to remove it.

### **Community Relations– Bill Courtney**

- Bill let the board know that the City of Punta Gorda has acquired a property for a staging area for equipment and supplies needed for sea wall work in BSI. The piece of property along northbound Rt. 41 is under contract. The decision was made because there are fewer and fewer empty lots in BSI and sea wall work staging has become a challenge for the city. Items such as environmental review and property esthetics are still underway. Bill will keep us apprised of progress on this project at future meetings. He mentioned that if anyone has questions about the impact on mangroves or other issues, they should address their questions to the BSI Canal Committee.

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

### **Special Projects – Connie Higgins**

- Shredder Day: Connie reported on the very successful 2026 Shredder Day and she thanked all the board members who volunteered to assist that day. She noted that she sent thank you notes to both the Twin Isle Country Club and our corporate Sponsor – the Andre Group. She shared the good news that the Andre Group representative indicated that they appreciated the advertising associated with our event and volunteered that they would be very happy to serve as a sponsor for the 2027 Shredder Day event. This is very good news and would be very helpful considering our ongoing expense challenges.
- Connie also reported that the monument light at the Monaco entrance has been repaired. To save money Connie purchased the required device and called upon a resident volunteer who completed the installation. The transformer has a 5-year warranty and the paperwork will be kept in the storage unit for future reference should the light go out again.

### **Past President – Bill Page - No Report**

## **8 PUBLISHER REPORTS**

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**Newsletter (published in print form once a year) - Diane Peterson - no report**

**Annual Directory – Diane Peterson – no report**

**Advertising Sales - Dave Elkins (see discussion under “Treasurer”)**

## **9 GUEST /MEMBER COMMENTS OR ISSUES - NONE**

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**11 ADJOURN**

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The meeting was adjourned at 9:50 a.m.

The next Board Meeting is planned to be held on Friday, June 5, 2026 and as discussed under new business, the meeting will be chaired by Secretary Jan Draber.

The next meeting will be “In-Person” and held at the Twin Isles Country Club with a start time of 8:30 a.m.

Respectfully submitted by Jan Draber.

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

<b>Financial Row</b>	<b>Amount</b>
Cash Accounts	
Bank Accounts	
1000 - Checking	\$16,324.92
1201 - Money Market	\$6,866.29
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$23,441.21
Total Cash	\$23,441.21

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

<b>Financial Row</b>	<b>Amount</b>	<b>Budget Amount</b>	<b>Amount Over Budget</b>	<b>% of Budget</b>
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	\$1,700.00	\$1,500.00	\$200.00	113.33%
4400 - Interest Income	\$11.62	\$200.00	(\$188.38)	5.81%
4500 - Donations Received	\$50.00	\$0.00	\$50.00	0.00%
4600 - 50/50	\$0.00	\$300.00	(\$300.00)	0.00%
4610 - Misc. Income	\$380.00	\$150.00	\$230.00	253.33%
4620 - Badges - Member Paid	\$0.00	\$240.00	(\$240.00)	0.00%
4700 - Events - Member Paid	\$335.00	\$1,000.00	(\$665.00)	33.50%
<b>Total - Income</b>	<b>\$26,066.69</b>	<b>\$27,890.00</b>	<b>(\$1,833.31)</b>	<b>93.43%</b>
Gross Profit	\$26,066.69	\$27,890.00	(\$1,833.31)	93.43%
Expense				
6100 - Landscaping Replacement	\$124.23	\$450.00	(\$325.77)	27.61%
6150 - Landscaping/Property Mgmt	\$2,840.00	\$8,520.00	(\$5,680.00)	33.33%
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	\$3,853.60	\$1,000.00	\$2,853.60	385.36%
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	\$0.00	\$240.00	(\$240.00)	0.00%
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	\$243.00	\$840.00	(\$597.00)	28.93%
6750 - PO Box Rental	\$100.00	\$200.00	(\$100.00)	50.00%
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	\$1,246.08	\$924.00	\$322.08	134.86%
6830 - State Fees	\$61.25	\$70.00	(\$8.75)	87.50%
6900 - Misc. Expense	\$50.00	\$1,000.00	(\$950.00)	5.00%
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	\$350.00	150.00%
<b>Total - Expense</b>	<b>\$15,088.34</b>	<b>\$30,124.00</b>	<b>(\$15,035.66)</b>	<b>50.09%</b>
<b>Net Ordinary Income</b>	<b>\$10,968.35</b>	<b>(\$2,234.00)</b>	<b>\$13,202.35</b>	<b>-490.97%</b>
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