

In-Person Meeting Held at Twin Isles Country Club
Friday, February 6, 2026
Meeting Called to Order at 9:00 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
Pat Iorio, Vice President
Maureen Martin, Treasurer
Jan Draber, Secretary

Directors Present

Kathy Martinelli, Community Standards
Polly Green, E-Communications
Bernie Fineman, Legal Liaison
David Elkins, Neighborhood Security
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:

Wendy Brandt, Membership
Tracy Sage, Social

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident
Dave DeGerome, Member and BSI resident
Brian Bender, Past Legal Liaison

3. REVIEW AND APPROVE BOARD MEETING MINUTES

Polly Green, E-Communications asked that a modification be made to the January 2026 draft minutes clarifying a point regarding the new Treasurer and future payments. It was moved by Bill

Courtney to adopt the minutes as amended by Polly. Motion was seconded by Bill Page. Motion approved. Amended minutes will be posted to the web site.

4. OFFICERS' REPORTS

Acting President – Pat Iorio

- Pat began the meeting by noting that the Twin Isles Country Club representative has requested that we end all board meetings no later than 10 a.m. Pat inquired about another day of the week, and the response was that the 10 a.m. deadline would apply to any weekday. The club needs to clear the area for cleaning and scheduled events. Pat asked board members if they would be amenable to an 8:30 a.m. start time. All members agreed. All BSIA monthly board meetings will start at 8:30 a.m. beginning with the March 2026 meeting.

Vice President – Patricia Iorio

- Pat noted that she was in receipt of a check related to a request for an addition to home on Candia. She indicated more details would be shared at future meetings as the process continues.

Secretary – Jan Draber

- Jan reported that she will be on travel and unable to attend the March 26 board meeting. She asked for a volunteer to record the draft minutes in her absence. Kathy Martinelli agreed to take the notes on March 6, 2026.

Treasurer – Maureen Martin

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

- **Financial Reports** – Budget vs. Actual as of January 31, 2026. (*See detail at end of these minutes.*)
- **Banking Account Balances – end of January 2026** (*See detail at the end of these minutes.*)
- Maureen reported that it appears that membership dues are running around 15% behind.
- Bill Page added that he thought advertising revenues related to the directory are also running behind normal levels and asked Dave Elkins to ensure that all advertising monies have been received. Dave shared that he was still waiting for confirmation of the timing of the publication of the directory.

5. OLD BUSINESS

- Pat Iorio reminded everyone that the other party had requested an extension until February 17, 2026 to reply to the BSIA appeal so we are still in a wait state until a response is received. Once we understand the opposing position, the board will prepare scenarios for next steps and Acting President Pat Iorio may request a special board meeting to discuss.

6. NEW BUSINESS - NONE

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy noted two recent incidents regarding estate sales being held in BSI. Both sales created safety issues when attendees blocked the flow of traffic, parked illegally in swales and on neighboring properties and would likely have prevented access for emergency responders. The Punta Gorda police were called to respond to both properties. One arrest was made. The sales seem to be run by an estate sale management company and not the homeowner. Kathy contacted city code enforcement who noted that permits are required to hold these types of sales. Neither location had a permit.
- Kathy reported that she continues to receive requests for architectural reviews including roofs, new windows, paint, solar panels, etc. She has been in communication with one homeowner who installed a non-standard roof type and past legal liaison Brian Bender suggested to Kathy that she document the conversations for the record.
- Kathy reminded everyone that the property on Palermo continues to be a problem for the neighbors.
- Connie Higgins asked about palm frond clean-up at the Monaco entrance to BSI. The city crew responsible for mowing is not required to pick up debris. The group discussed options for addressing the issue.

E-Communication – Polly Green

- Polly discussed the list of members who have not yet renewed for 2026. She is going to divide the remaining 116 names on the list and distribute to board members so we can reach out and remind them of the status of their membership and offer the opportunity to renew before 2/14/2026. The “Valentine’s Special” to get included in the directory will be highlighted in the next weekly. Treasurer Maureen Martin reported that there has been a steady flow of checks coming in in response to the recent reminders to renew memberships.
- In regard to recent questions about board email addresses, Polly shared that Bill Page will remain attached to the “President” designation until a new president is elected, thereby ensuring important notices are appropriately handled. Emails sent to Bill Page as president will be forwarded to Pat Iorio, Acting President on an as needed basis.
- Polly added that she has updated the website with pictures and information about the two new board members – Bernie Fineman (Legal Liaison) and Maureen Martin (Treasurer).

Legal Liaison – Bernie Fineman

- 3907 Madrid Court Roof Appeals Update – Bernie indicated that he did not have anything to add to the topic other than what Acting President Pat Iorio presented.

Membership – Wendy Heath Brandt

- In Wendy’s absence, Pat reported current membership of 390 as of 2/6/2026.

Neighborhood Security – David Elkins

- David reinforced the safety issues created by the estate sales. He will be attending an upcoming meeting with the PGPD Chief and advisory committee and will likely mention the situation. He is concerned given the fact that BSIA is sponsoring a community yard sale in a couple of weeks.

Community Relations– Bill Courtney

- Bill noted that the 1% sales tax community is currently reviewing the last tranche of projects for consideration by City Council. The community will likely forward around 50 projects. They hope to get them in front of council in the April 2026 timeframe. They will be presented in rank order

but the city can choose to discuss or eliminate from consideration. In response to a question from Pat Iorio, Bill shared that if anyone is interested in seeing the list of projects, they can be viewed by name and description on the City of Punta Gorda's web site.

- Bill also shared that there are proposals by the city to obtain one of the parcels along 41 North (near the Monaco entrance to BSI) to house building materials such as rebar and concrete needed for nearby projects. Another developer has also expressed interest in one of the parcels to house a dry boat storage facility. Boat storage at this location might result in the need to widen the nearby canals and Bill shared that the BSI canal committee has been made aware of the possibility, which could possibly impact canal assessments.

Social – Tracy Sage – No Report

Special Projects – Connie Higgins

- Shredder Day: Connie confirmed the scheduled date is 4/18/2026 in the Twin Isles Parking lot. We will run the event for three hours (9 a.m. – noon) and she asked board members who can volunteer to help to please mark their calendars for that day and time. She is actively working on getting the sponsor's art work ready so that it can be incorporated in the newsletter, on signs and be prominently displayed at the event. She also intends to ask Twin Isles to put something in their communications about the shredder day event and highlight the local sponsor.
- Connie reported that she will be putting up the banners this weekend for the upcoming community yard sale scheduled for 7 a.m. . – 3 p.m. on February 21st.

Past President – Bill Page

- Bill noted that he is keeping his eye on state legislative items that could potentially be impactful to homeowners in BSI. One example is that the 911 topic, previously limited to Charlotte County and the City of Punta Gorda, is now a state-wide issue. Another item to watch is a proposal to eliminate local control of areas less than 100 acres.

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 (see discussion under “Treasurer”)

9 GUEST /MEMBER COMMENTS OR ISSUES

Dave DeGerome asked if we would give consideration to putting something in the newsletter about safety issues surrounding parking when running an estate or yard sale. Bill Page added that perhaps we could reach out to the local board of realtors and Polly Green noted that she was already in discussions with Joanne Fritz about creating a new page on the BSIA web site for realtors and this might be a good place to add something about estate sales coinciding with home sales. Dave Elkins reiterated his plan to also mention this issue to the PGPD.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

It was moved by Bill Courtney, seconded by Bill Page, to adjourn the meeting. Motion approved. Meeting adjourned at 9:55 a.m.

The next Board Meeting is planned to be held on Friday, March 6, 2026. The next meeting will be "In-Person" and held at the Twin Isles Country Club.

NOTE: As a reminder, beginning with the March board meeting, all monthly meetings will commence at 8:30 a.m.

Respectfully submitted by Jan Draber.

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

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	\$26,527.47
1201 - Money Market	\$6,857.83
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$33,635.30
Total Cash	\$33,635.30

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

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$19,514.94	\$22,500.00	(\$2,985.06)	86.73%
4300 - Directory Ads	\$627.50	\$2,000.00	(\$1,372.50)	31.38%
4350 - Newsletter Ads	\$1,700.00	\$1,500.00	\$200.00	113.33%
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	\$30.00	\$150.00	(\$120.00)	20.00%
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	\$21,872.44	\$27,890.00	(\$6,017.56)	78.42%
Gross Profit	\$21,872.44	\$27,890.00	(\$6,017.56)	78.42%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$710.00	\$8,520.00	(\$7,810.00)	8.33%
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%
6410 - Attorney Fees Reserves	\$0.00	\$2,250.00	(\$2,250.00)	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	\$710.00	\$30,124.00	(\$29,414.00)	2.36%
Net Ordinary Income	\$21,162.44	(\$2,234.00)	\$23,396.44	-947.29%
Net Income	\$21,162.44	(\$2,234.00)	\$23,396.44	-947.29%