

In-Person Meeting Held at Twin Isles Country Club

Friday, June 5, 2026

Meeting Called to Order at 8:35a.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 and reported the following:

- The PGPD is still seeking the perpetrators in a series of stolen car incidents, including one being abandoned in BSI and another being stolen from a BSI property. He used this as an opportunity to remind residents that it is very important to keep vehicles locked when parked on your property.
- He also acknowledged that since all the snowbirds have headed north, everyone should stay vigilant since hurricane shutters signal homes being empty and create targets for break-ins. He reminded us that the PGPD's "Home Away" program is an easy way to keep eyes on empty properties. He added that the program also gives the police department updated information for homeowners which helps to expedite contact if there is an incident.
- Lt. Davoult talked about the upcoming June 14<sup>th</sup> red, white and blue celebration, which also includes a city time capsule creation and sealing. He said the department stands ready to support the events and deal with traffic concerns. Regarding the typical traffic headaches associated with the dual 4<sup>th</sup> of July fireworks events (Fisherman's Village and Laishley Park), they may try something different this year and rely on traffic signals for traffic metering. The new light at Retta Esplanade will not be operating until later in July so he expects they will still use officers on duty to help with traffic flow.
- In response to a board member's question, he responded that as of now, e-bikes are still allowed on both city streets and sidewalks. He acknowledged that this can create a dangerous situation for the elderly and pedestrians using the sidewalks. With bicycles also permitted on sidewalks, BSI residents have recently encountered near misses when walking. The lieutenant mentioned he expects e-bikes to be addressed at some future date.

**2. Roll Call**

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Officers Present

Maureen Martin, Treasurer

Jan Draber, Secretary

Directors Present

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

Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory (not able to attend today's meeting) David Elkins – Advertising Sales

Excused:

Pat Iorio, Acting President  
Pat Iorio, Vice President  
Kathy Martinelli, Community Standards  
Wendy Brandt, Membership  
Bill Page, Past President

**A quorum was established. Due to the absence of the Acting President and current Vice President Pat Iorio, Jan Draber, Secretary chaired the meeting.**

Other Attendees:

Bob Fritz, Member and BSI resident  
Stephanie Bishop, Member and BSI resident

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

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With the quorum established, it was noted that votes could be taken, Dave Elkins motioned, and Connie Higgins seconded that the minutes from both the April 3, 2026 and May 1, 2026 board meetings be approved. Motion passed.

**4. OFFICERS' REPORTS**

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**Acting President – Pat Iorio –**

- In Pat's absence, Jan Draber shared with the group that Pat will not be available to be present in person for the July board meeting. She asked the group to discuss the potential impact of the July 4<sup>th</sup> holiday on the July meeting. Everyone present at today's meeting, indicated they could be available for a meeting on the 3<sup>rd</sup> and indicated their preference for meeting in person. The meeting will remain as scheduled for July 3<sup>rd</sup>. The meeting will begin at 8:30 am. at Twin Isles Country Club and Acting President Pat Iorio will connect via phone.

## Vice President – Patricia Iorio

- In Pat's absence, Jan Draber summarized the following items:
  - Pat has established and confirmed the date and time for the BSIA Annual Meeting. The meeting will take place on Thursday, November 12, 2026 at Twin Isles Country Club. The meeting will run from 1:00-3:00 p.m. Pat asked Jan to request that all board members add this to their calendars and for those that assist with registration, be prepared to arrive at 12:30 p.m. on the 12<sup>th</sup>.
    - Although the meeting seems like a way off on the calendar, Bill Courtney reminded everyone that a lot of work goes into the meeting including:
      - Development of a slate of open officer positions to create a ballot for approval at the meeting
      - Formal budget presented for approval
    - He added that there is a formal requirement for a printed newsletter and that Pat should reach out to Diane Peterson to develop of a publishing calendar so deadlines can be communicated to board members who need to develop the content.

## Secretary – Jan Draber –

- Jan mentioned that she will be unable to attend the board meeting scheduled for August 7, 2026. She asked for volunteers to take the meeting minutes on her behalf. Connie Higgins agreed to take the notes that day.

## Treasurer – Maureen Martin

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

- **Financial Reports** – Budget vs. Actual as of May 31, 2026. (*See detail at end of these minutes.*)
- **Banking Account Balances – end of May 2026** (*See detail at the end of these minutes.*)
- Maureen noted that the legal fund is over budget by approximately \$1200, primarily due to ongoing filings by Hansen and Phillips.
- She also reported that a couple of more donations came in for the "Attorney Fees Reserve" and the balance is currently close to \$5800.
- Lastly, Maureen reported that she received a notice from Bank of the OZK indicating that the BSIA money market account has not had any activity in over a year and that the bank would likely start charging fees. As Treasurer, Maureen made a decision to merge the money market fund with the checking account to avoid future fees. The board agreed this was the right decision, especially since the money market was not earning enough to compensate for possible charges from the bank.

## 5. OLD BUSINESS

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- Pat Iorio asked Jan to share that there are no new updates on the pending deed restrictions appeal case and it has yet to be scheduled with the courts.

## 6. NEW BUSINESS

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- Regarding name badges, Treasurer Maureen Martin noted a recent interest and requests for name badges. She issued four new badges at the current fee of \$10.00 and noted that this did not cover the shipping charge, as name badges are sent directly to the requestor. Bill Courtney motioned and Dave Elkins seconded, a motion to start charging \$15.00 for the name badges which will cover shipping charges. Motion unanimously approved. As a note, this charge is commensurate with other local organizations, including the BSI Boat club.
- As a follow-up to the discussion about the annual meeting, Bill Courtney questioned board members about their intentions for continuing and/or resigning their board roles. He did this in anticipation of the requirement to develop a formal ballot for the annual meeting. The following offices are currently and/or will be open in 2027:
  - President – currently vacant
  - Vice President – Pat Iorio is serving the end of her second 2-year term □ Secretary – Jan Draber expressed her intent to resign at the end of 2026.
  - Community Standards – currently vacant
  - Social – Tracy Sage also indicated she will resign at the end of her term
  - Special Projects – Connie Higgins will leave at the end of her current term
  - Security – Dave Elkins’ term is expiring but indicating that if no other candidate is identified, he is willing to continue to serve in this role.
- For future planning: Membership director Wendy Brandt will resign at the end of 2027 and both E-Communications (Polly Green) and Community Relations (Bill Courtney) will be serving the last year of their 4-year terms in 2027. Bill suggested that the full board start to think about who might fill their positions and also canvas the community for eligible and interested future board members. It is up to Vice President Pat Iorio to identify a chairperson for the search committee. In the past this role has been filled by the Past President. The group also discussed opportunities to spread the word in advance of the annual meeting. Candidates can be proposed from the floor as long as the individual being nominated has been contacted ahead of time.
- The group also discussed the challenges of reaching new homeowners. Polly is investigating creating a data base cross-matching home owners and current members so we could isolate and reach out to homeowners who have not joined the association, Connie Higgins added that she will look into modifying the large banner to add some language about membership.

## 7 DIRECTORS’ REPORTS

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### Community Standards – Open Position

- Via an e-mail communication, Vice President Pat asked Jan to let the board know that a home on Panarea has been painted completely in black. Although there had been an e-mail exchange between Pat, the Architectural Review Committee (ARC) and the homeowner, the painting was completed and currently lacking deed restrictions, there wasn’t anything to be done about it. Pat asked this to be shared in case the board members received questions from other homeowners.

## **E-Communication – Polly Green**

- Polly followed up on the name badges discussion and indicated she will keep the option on the membership form and that she would also modify the form to reflect the new \$15 charge approved at today's meeting.
- She reported that she is working on a laminated "No Soliciting" signs that she is considering offering for free with new memberships. The group agreed this is a nice idea given that soliciting within BSI has not let up and despite calls to the non-emergency number and fines being given out by the city, contractors and their representatives continue to canvas the neighborhood.
- In response to a board member's question about approaching new homeowners, Polly noted two things:
  - A free membership is included in the fee BSIA charges for new builds. It was noted that new homeowners must still submit their contact information in order to be included in mailings, weekly newsletter distributions ,etc.
  - Polly added that realtors should also be working to ensure that membership information is provide during the property title process.

## **Legal Liaison – Bernie Feinman**

- Bernie indicated that he had no other information to share on the open legal cases other than that both he and Brian Bender were able to determine that the deed restrictions appeal case has not yet been scheduled on the appeals court docket.
- He added that one of the attorneys assigned to our case has left the Wotitzky firm.

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

- In Wendy's absence, we were unable to report membership numbers as of 5/31/2026.

## **Neighborhood Security – David Elkins**

- Dave reinforced the guidance from the PGPD to keep car doors locked.
- He added that he was pleased to report that the golf cart issue is considered "closed" as was documented in City Council meeting minutes.
- He reported that there was a boating incident near the rim canal which is very close to a manatee breeding area. The offenders happen to be residents of the problem property on Palermo.
- A board member asked Dave about the night vision cameras as a follow up to the PGPD asking if we had any images of license plates related to the recent string of car thefts. Dave reiterated that as in the past, we have not upgraded the cameras due to budget constraints. In advance of the budget discussions later this year, he will refresh the cost estimates to upgrade the security cameras.
- Connie asked Dave if he had received any complaints related to a property on Monaco with cars parked on the lawn. Bill Courtney reminded everyone that overnight parking (1 a.m. – 6 a.m.) is prohibited on empty lots. This is a city ordinance and street parking is also prohibited in BSI at any time. Again, Dave asked that we tell neighbors to call the non-emergency police number to report these types of incidents.
- Finally, Dave reported that there are new issues with a rental property on Port Benedres. He has attempted to contact the registered homeowner.

## **Community Relations– Bill Courtney - No Report**

## **Social – Tracy Sage**

- Tracy reminded everyone of the mixer scheduled for this evening. She noted that we generally have at least one board member present.
- She reported that the “fairy hair” event had to be rescheduled. She does not have a new date yet.

## **Special Projects – Connie Higgins – No Report**

### **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 - No report**

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

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## **10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE**

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The group had a very brief discussion about upcoming local elections (Charlotte County Commission and Punta Gorda City Council). We agreed that as an organization we should remain apolitical and unless approached by a candidate to assist in gathering residents for an information session, that we would not likely engage in political discussions.

Note: At the July meeting, it will be necessary to discuss the August BSIA board meeting day and time. In addition to Secretary Jan Draber, 2 other board members indicated they will likely not be available to attend on 8/7/2026.

## **11 ADJOURN**

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Bernie Feinman motioned and Dave Elkins seconded a motion to adjourn. The meeting was adjourned at 9:37 a.m.

The next Board Meeting will be is held on Friday, July 3, 2026. The group agreed to an in-person meeting to take place at Twin Isles Country Club. As discussed under new business, the meeting will be in person beginning at 8:30 a.m. and Acting President Pat Iorio will chair the meeting remotely and participate via phone. Dave Elkins agreed to notify the PGPD representative as we were tentative about the date when he was present.

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	\$6,868.29
1401 - Appeal Fund	\$250.00
<b>Total - Bank Accounts</b>	<b>\$23,441.21</b>
<b>Total Cash</b>	<b>\$23,441.21</b>

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association (Consolidated)**  
**Custom Budget vs. Actual 2026**  
**From Jan 2026 to May 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	\$15.25	\$200.00	(\$184.75)	7.63%
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	\$390.00	\$150.00	\$240.00	260.00%
4620 - Badges - Member Paid	\$40.00	\$240.00	(\$200.00)	16.67%
4700 - Events - Member Paid	\$335.00	\$1,000.00	(\$665.00)	33.50%
<b>Total - Income</b>	<b>\$26,210.32</b>	<b>\$27,890.00</b>	<b>(\$1,679.68)</b>	<b>93.98%</b>
Gross Profit	\$26,210.32	\$27,890.00	(\$1,679.68)	93.98%
Expense				
6100 - Landscaping Replacement	\$124.23	\$450.00	(\$325.77)	27.61%
6150 - Landscaping/Property Mgmt	\$3,550.00	\$8,520.00	(\$4,970.00)	41.67%
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	\$4,448.60	\$1,000.00	\$3,448.60	444.86%
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	\$58.44	\$240.00	(\$183.56)	23.52%
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	\$324.00	\$840.00	(\$516.00)	38.57%
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	\$0.00	\$730.00	(\$730.00)	0.00%
6820 - Web Emails Constant Contact	\$1,248.08	\$924.00	\$322.08	134.86%
6830 - State Fees	\$61.25	\$70.00	(\$8.75)	87.50%
6900 - Misc. Expense	\$218.96	\$1,000.00	(\$781.04)	21.90%
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>\$16,718.74</b>	<b>\$30,124.00</b>	<b>(\$13,405.26)</b>	<b>55.50%</b>
<b>Net Ordinary Income</b>	<b>\$9,491.58</b>	<b>(\$2,234.00)</b>	<b>\$11,725.58</b>	<b>-424.87%</b>
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