

Burnt Store Isles Association
Board of Directors Meeting Minutes

Draft

In-Person Meeting Held at Twin Isles Country Club (TICC)
Friday, September 4, 2026
Meeting Called to Order at 8:30 a.m.

Pledge of Allegiance – Bill Page, Past President (on behalf of Pat Iorio) opened the meeting with the Pledge of Allegiance .

1 UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

Lt. Davoult shared that the PGPD is once again is challenged with staffing shortages, specifically two dispatchers and a number of officers.

He reported that the license plate readers are coming down and the PGPD is no longer accessing the shared data base that had served as an effective tool for tracking offenders.

He let us know that the department is gearing up for the return of seasonal residents and getting ready for a busy season of events including the annual tree lighting (scheduled for December 4, 2026), the family fun day (in December) and more “Do the Right Thing” events at local area schools.

In response to a question, he added that the stop light at Rt 41 and Retta Esplanade has once again been delayed and is currently planned by the state to be activated sometime in October.

2. Roll Call

Officers Present

Jan Draber, Secretary
Maureen Martin, Treasurer

Directors Present

Wendy Brandt, Membership
Polly Green, E-Communications
Bernie Feinman, Legal Liaison
Tracy Sage, Social
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:

Pat Iorio, Acting President/Vice President

Dave Elkins, Neighborhood Security

Tracy Sage, Social

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident

Dave DeGerome, Member and BSI resident

Ken Lampkin, Member and BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Wendy Brandt and seconded by Bernie Fineman to approve the minutes from the August 7, 2026 board meeting. Motion passed.

4. OFFICERS' REPORTS

Acting President – Pat Iorio – No Report

- Due to a family emergency, Pat was unable to attend today's meeting and asked that Bill Page, Past President, chair the meeting on her behalf. See notes under "Old Business" and "New Business" for information Bill shared in Pat's absence.

Vice President – Patricia Iorio – No Report

Secretary – Jan Draber –

Jan publicly thanked Connie Higgins for taking the notes for her at last month's board meeting.

Treasurer – Maureen Martin

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

- **Financial Reports** – Budget vs. Actual as of August 31, 2026. (*See detail at end of these minutes.*)

- **Banking Account Balances – end of August 2026** (*See detail at the end of these minutes.*)
Maureen reported that we continue to incur expenses related to the Hansen/Phillips case. She will follow up with total spent to date.
- **Proposed Budget for CY2027** – See attached copy at the end of these minutes): The board had a substantive discussion about dues increases and the potential impact on future spending. Wendy Brandt moved and Polly Green seconded a motion to present the option that includes a proposed \$75/household dues. Motion approved. The proposed motion to be presented at the annual meeting in November will include a notation that an alternate budget with a \$100/household dues proposal may also be presented for discussion at the meeting. Given the fact that expenses all around are increasing and we are still in a deficit position because of legal fees, the board feels it is necessary to propose a slight increase in annual dues.

5. OLD BUSINESS -

- Open Board Positions: Bill Courtney shared a summary of descriptions of open positions and suggested to the Board that we run a special edition of the newsletter in order to advertise the openings and get the word out to the membership at large in advance of the annual meeting. Polly agreed to publish the special flyer after today's meeting. The group discussed a list of names of members who have stepped forward and a couple of board members offered to reach out personally to these individuals to reaffirm their interest.
- Annual Newsletter: Consistent with the discussion at last month's board meeting, the group agreed to limit content to mandatory items (Annual meeting agenda, Proposed Slate of Officers, Proposed 2027 Budget, CY to date spending summary) and updates from the following board members: President, Legal Representative (status of open cases), Membership, and notes from the Treasurer regarding dues increase proposal options.
- Annual Meeting: The following board members volunteered to man the check-in stations: Wendy Brandt (also staying late to accept dues payments), Polly Green, Jan Draber and Maureen Martin). Polly will develop the alphabetical break-down of member names to facilitate the check-in process. Jan will remind Pat to follow up with TICC representatives regarding set-up, AV equipment, etc. Connie will hang banners at the entrances.

6. NEW BUSINESS -

- Bill reported on the pending legal cases and shared that both he and Bernie Fineman, our legal representative, have been in touch with the Wotitsky law firm to receive guidance on appropriate next steps. The appeals case regarding the deed restrictions has still not been heard by the appeals court despite the deadline passing. Bill and Bernie will brief the board on this matter and also the lawsuits filed by Hansen and Phillips.
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7 DIRECTORS' REPORTS

Community Standards – Open Position – No Report

E-Communication – Polly Green

- Polly posed a question about Twin Isles Country Club opening up events to the local community. She asked if she should be including mention of this in the BSIA newsletter. Jan Draber suggested that Polly reach out to Tracy Sage, Social Director as she had recent contact with the TICC Food and Beverage Manager.

Legal Liaison – Bernie Feinman

- See shared reporting on the Hansen/Phillips case under “New Business”.

Membership – Wendy Heath Brandt –

- Wendy reported that the total membership is at 440 as of 8/31/2026.
- In relation to discussions with guest Ken Lampkin, Wendy offered to prepare several “swag” bags that Mr. Lampkin can use to visit his neighbors and inform them of the benefits of joining BSIA. Throughout the meeting, Mr. Lampkin interjected and shared that he is concerned about declining membership, including a possible decrease in renewals if the dues are increased. Board members added that the proposed increase is minimal (equating to approximately \$2/month) and that residents appreciate the value of living in BSI.

Neighborhood Security – David Elkins - No Report

Community Relations– Bill Courtney - No Report

Social – Tracy Sage – No Report

Special Projects – Connie Higgins –

- Connie mentioned that the shredding company we use for the annual shredder day in April of each year is offering an option to destroy hard drives. This would come at an increased cost and the company would have to bring an additional specialized vehicle for this purpose. The board asked Connie to go back to the company requesting additional details and Connie will report back at a future board meeting, well in advance of next year’s event. The board will give this further consideration before offering it as a new service.

Past President – Bill Page - No Report

8 PUBLISHER REPORTS

Newsletter (published in print form once a year) - Diane Peterson - *see notes under old business regarding the proposed content for this year's newsletter.*

Annual Directory – Diane Peterson – No report

Advertising Sales – Dave Elkins - Dave reported in an email that he expects to wrap up receipts for this year's advertising in the near future.

9 GUEST /MEMBER COMMENTS OR ISSUES -

See discussion under “Membership” referencing input received from guest Ken Lampkin.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Bill Courtney and seconded by Bernie Fineman to adjourn the meeting. Motion approved. The meeting was adjourned at 9:42 a.m.

The next Board Meeting is scheduled to be held on October 2, 2026, in person at Twin Isles Country Club.

Minutes respectfully prepared by submitted by Jan Draber.

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

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	\$19,902.54
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$20,152.54
Total Cash	\$20,152.54

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual 2026
From Jan 2026 to Aug 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	\$500.00	\$0.00	\$500.00	0.00%
4300 - Directory Ads	\$902.50	\$2,000.00	(\$1,097.50)	45.13%
4350 - Newsletter Ads	\$2,591.00	\$1,500.00	\$1,091.00	172.73%
4400 - Interest Income	\$20.38	\$200.00	(\$179.62)	10.19%
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	\$34,208.29	\$27,890.00	\$6,318.29	122.65%
Gross Profit	\$34,208.29	\$27,890.00	\$6,318.29	122.65%
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	\$4,061.03	\$3,500.00	\$561.03	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	\$4,774.18	(\$2,234.00)	\$7,008.18	-213.71%
Net Income	\$4,774.18	(\$2,234.00)	\$7,008.18	-213.71%

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Proposed Budget @ \$75 Annual Dues
From Jan 2027 to Dec 2027

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget	Assumptions
Ordinary Income/Expense					
Income					
4100 - Membership Dues	\$0.00	\$29,700.00	(\$29,700.00)	0.00%	FY26 Members at 90%
4300 - Directory Ads	\$0.00	\$1,000.00	(\$1,000.00)	0.00%	Based on FY26 actual
4350 - Newsletter Ads	\$0.00	\$2,500.00	(\$2,500.00)	0.00%	Based on FY26 actual
4400 - Interest Income	\$0.00	\$50.00	(\$50.00)	0.00%	Based on FY26 actual
4600 - 50/50	\$0.00	\$0.00	\$0.00	0.00%	Assume not doing this
4610 - Misc. Income	\$0.00	\$500.00	(\$500.00)	0.00%	Shredder Day Sponsorships
4620 - Badges - Member Paid	\$0.00	\$300.00	(\$300.00)	0.00%	20 members at \$15
4700 - Events - Member Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%	
Total - Income	\$0.00	\$35,050.00	(\$35,050.00)	0.00%	
Gross Profit	\$0.00	\$35,050.00	(\$35,050.00)	0.00%	
Expense					
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%	
6150 - Landscaping/Property Mgmt	\$0.00	\$8,700.00	(\$8,700.00)	0.00%	FY26 actual (\$710/mo)
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	\$3,000.00	(\$3,000.00)	0.00%	Half of Actual spend (Aug) FY26
6410 - Attorney Fees Reserves	\$0.00	\$2,970.00	(\$2,970.00)	0.00%	10% of Membership
6420 - Liability Insurance	\$0.00	\$4,100.00	(\$4,100.00)	0.00%	Based on FY26 actual
6620 - Badges	\$0.00	\$300.00	(\$300.00)	0.00%	20 members at \$15
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	\$1,068.00	(\$1,068.00)	0.00%	FY26 Actual (\$89/mo)
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	\$1,250.00	(\$1,250.00)	0.00%	FY26 Actual - Go Daddy
6820 - Web Emails Constant Contact	\$0.00	\$975.00	(\$975.00)	0.00%	FY26 Actual - Constant Contact
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	\$1,200.00	(\$1,200.00)	0.00%	\$400/ Hr for 3 hours
Total - Expense	\$0.00	\$34,983.00	(\$34,983.00)	0.00%	
Net Ordinary Income	\$0.00	\$67.00	(\$67.00)	0.00%	
Net Income	\$0.00	\$67.00	(\$67.00)	0.00%	

Membership with 10% Loss 396