

# Burnt Store Isles Association Board of Directors MEETING Minutes

APPROVED 3-7-2025

In-Person Meeting Held at Twin Isles Country Club  
February 7, 2025  
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. Justin Davoult accompanied by canine “Sponge Bob” spoke to the recent local news item regarding dispatching services. He noted that both the Punta Gorda Police and Fire Departments would prefer to retain dispatching services locally as the responsibility of the City of Punta Gorda. As noted in recent new articles, the local city response times are almost half that of county response times. In addition, there are strong relationships between city services and its citizens. However, due to the fact that the Charlotte County Sheriff receives funding from the state of Florida for 911 services, and since the county is building a new centralized dispatching service in Port Charlotte, the city of Punta Gorda may not be able to maintain the responsibility. The lieutenant noted that the city dispatchers may have their future seniority and benefits impacted and that could add challenges for staffing the local city dispatch positions in the interim. There will be more discussion on this in the coming months.

## 2. Roll Call

---

### Officers Present

Bill Page, President  
Lee Brandt, Treasurer  
Jan Draber, Secretary

### Directors Present

Wendy Heath Brandt, Membership  
Polly Green, E-Communications  
Brian Bender, Legal Liaison  
David Elkins, Neighborhood Security  
Connie Higgins, Special Projects  
Tracy Sage, Social  
Bill Courtney, Planning and 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, Vice President  
Kathy Martinelli, Standards

**A quorum has been established.**

### Other Attendees:

Rich Bevak, BSI resident and BSIA member  
Bob Fritz, BSI resident and BSIA member  
Dave DeGerome, BSI resident and BSIA member  
Ian Pattison, BSI resident and new BSIA member as of 2/7/2025  
Sue and Dave Hill, BSI residents and BSIA members

### 3. REVIEW AND APPROVE BOARD MEETING MINUTES

---

It was moved by Dave Elkins and seconded by Polly Green to approve the Minutes dated January 3, 2025. Motion approved.

### 4. OFFICERS' REPORTS

---

#### **President – Bill Page**

- Bill shared that he is currently attending the Citizens' Academy (held once a year) and that he is finding the information extremely helpful. He is learning of lots of services that are offered but not often communicated. For example, he brought a copy of a magnetic pocket of life that can be used to list medicines etc. in the event an individual is incapacitated or unable to communicate with emergency services personnel. They also have signs to post in windows following natural disasters. These types of items are available in the lobby of the city's safety building located at 1400 Tamiami Trail. Tracy suggested that perhaps we could take some samples to the annual picnic. Bill indicated that if we planned to do that, we could probably need to give them a heads up so we don't deplete their supply.

#### **Vice President – Patricia Iorio – no report**

- In Pat's absence, Bill reported that the owner of the model home on Monaco has complied with our request to reduce the size of the sign and has also paid us the required \$500 fee.

#### **Secretary – Jan Draber**

- Jan asked for confirmation that she did not need to store a secondary copy of the D&O insurance policy in the cloud. Lee confirmed that that is the Treasurer's responsibility and that he shared with the BSIA Secretary as information only. Bill noted for the group that this insurance provides protection for the board members when performing duties in a legal manner.
- Bill mentioned that he noticed from the Treasurer's report, that this insurance, like everything else, was higher than in past years. Lee acknowledged the increase was about 10% over last year. Bill also noted that because we are voluntary, it is not easy for us to find D&O coverage.

#### **Treasurer – Lee Brandt**

Treasurer's Reports - Lee provided copies of the following reports to the Board:

- **Financial Reports** – Budget vs. Actual (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)

### 5. OLD BUSINESS

---

- Bill asked if the board still agreed with our current position on advertising – i.e. we don't include anything in the weekly except for our regular advertisers. Any other members interested in advertising can use the BSIA Facebook pages.
- In the past we had two written communications. Eventually community announcements were disbanded. We were sending too many emails and the advertising made the emails too big. Potentially we could allow member-initiated ads as a service but via hyperlinks only. The focus would be for non-profits, social organizations, etc. and should clearly be about announcements and information sharing as opposed to advertisements that could eventually benefit someone or some organization. Polly asked about who would determine what is or is not "advertising". Bill decided it would be the President and the IT person (Polly).

## 6. NEW BUSINESS -

---

- **POLICY – MOTION:** Pursuant to the advertising discussion (above) Brian Bender presented a MOTION to add “Community Events” to our weekly communications with the requirement that they be initiated by members and would serve as “information only” implying no endorsement by the BSIA board, therefore serving only as support to BSIA members looking to share information with other members.
- The motion was seconded by Wendy Brandt. Bill called for a vote and the motion PASSED.
- Jan Draber will record this as the first motion approved in 2025 and it will be included at the end of the year with the summary of 2025 motions.

## 7 DIRECTORS’ REPORTS

---

### Community Standards – Kathy Martinelli

- In Kathy’s absence, Bill reported that 6 new roofs were approved. Not surprising that roofs damaged during IAN are still being processed by insurance companies.
- Kathy took over 100 pictures of dirty roofs trying to identify the worst of the worse. We are hoping to take less and less to the city. The city has sent out letters. The city is now pushing back on some homeowners disputing the “20% or more” criteria for required cleaning. Bill indicated he will try to follow up with the city supervisor. Of the 14 roofs we sent on to the city, only 1 of the roofs belonged to a BSIA member.

### E-Communication – Polly Green

- Polly reported that the web site has been updated with names and pictures of the new board members.
- She noted that of the 69 homes for sale in BSI, 5 are pending and we could possibly keep our eye on these and when sales close, we could approach the new neighbors about possibly becoming BSIA members. Several board members shared that this was tried in the past by either mailing or dropping off “Welcome” packets. The mailings became costly and with the current emphasis on “no solicitation” in the community, dropping by neighbors’ homes has been discouraged.
- When Polly discussed the directory publication (see item under “Membership”), Bill said he received a notice that the graphics company being sold and we could likely expect a price increase at some point from the new firm.

### Legal Liaison – Brian Bender

- 3907 Madrid Court Roof Update – Brian reported that the homeowner is dealing with another attorney which will likely add to the timeframe. The longer this drags on, the more expensive it gets for both the homeowner and BSIA, although we still have a goal to recoup our costs as part of the process.
- Interrogatories were filed on 1/8/2025 and the summary judgment request has been filed. As of now, it should be heard by the judge on 4/1/2025.
- There is a mediation session scheduled for 4/10/25. Our president and legal liaison will participate via Zoom.
- Current proposal for a trial period is August of this year with a planned 2-day trial window. However a pre-trial conference is targeted for June 30, 2025 and a docket sounding on August 4<sup>th</sup>, both of which could influence the scheduling of a trial.

### Membership – Wendy Heath Brandt

- Wendy reported current membership of 418, with 417 paid as of today. She noted that this is a similar position to last year when we ended up with approximately 523 members. Polly added that she was going to cut off pulling data for the directory as of this date, but the board asked her to hold off until around the 15<sup>th</sup> of February given the acknowledged delay in postal services followed by delays in lock box postings

in Tampa. The group noted that members who mailed their dues by the deadline were likely expecting to be included in this year's directory even though the payments have not yet been received and processed.

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

- Canal camera - David reported that as expected, hooking up a camera near the lock to the internet was cost prohibitive.
- He said did not have anything new to share regarding neighborhood security. He did note that the PGPD placed a speed trap on Tripoli that identified many offenders.
- He has received numerous inquiries re: soliciting in BSI after a number of recent incidents, several of which were related to sub-contractors hired by Hyper Link. He has even been asked about positing "No Soliciting" signs at the entrances. He reiterated that the no solicitation is actually a City of Punta Gorda law and there are exceptions in the code for religious and political representatives. The Past President noted that the "No Trespassing" signs actually override all "no soliciting" notices.
- Dave mentioned he will be submitting a couple of notices that will be linked through the newsletter - a car rally and a poker run benefitting Wreaths Across America. More information will be provided at a later date.

### **Planning – Bill Courtney –**

- Bill reminded the group that our City Council recently passed revised lawn watering restrictions (one day/week depending on the last number of the street address). He indicated that this was actually a proposal from last year but was never moved forward by the previous City Manager. As a point of interest, there were over 100 water main breaks in January of this year.
- Bill noted that the Land Development Regulations (LDRs) will go back to the city Council for review by the new council members.
- The city reported that the new City Council chambers will be ADA compliant. They are still discussing locations for the chamber meetings as they will no longer be using the Military Museum.
- As a point of interest, Bill shared that the American cruise ship will be returning to Punta Gorda as a destination, beating out Marco Island and Key West.

### **Social – Tracy Sage**

- Tracy shared that the Yard Sale is scheduled for Saturday, February 15, 2025 and that approximately 25 properties will be participating. She has added the addresses to the yard sale map which is linked from the weekly bulletin. Connie added that the banners were put up at the entrances. Tracy said the Facebook page contain more detailed information.
- She reported that the newly reopened Ponce de Leon Park has been secured for the annual BSIA picnic, scheduled for Saturday, March 22<sup>nd</sup>. She asked if we could possibly sell the car bumper stickers and offer them for sale at the same table used for check-in and 50-50 raffle sales.
- Tracy mentioned that dates are being set up for one dart "day" and two dart evenings.
- Lastly, she reported that the Christmas party has been confirmed for Saturday, December 13, 2025 and that she was able to successfully book the Rod Stewart impersonator as the entertainment.

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

- Shredder Day – Connie reported that shredder day is tentatively on the calendar for Saturday, April 19, 2025. As in the past the shredder day is always the Saturday after tax deadline day but since this is the Saturday of Easter weekend this year, she may want to consider rescheduling.
- Connie noted that it was a challenge to hang the yard sale banners and she will be looking at different ways to do it in the future. She shared that when she went to the storage unit to retrieve the banners, she found some moldy corn hole materials and asked for permission to trash the items. The group agreed and that if some needed for the picnic, a board member would try to find others to use.

## Past President – Bill Courtney -

- Bill reported that he learned that the Muscle Car City property will likely be divided and that a large portion will be occupied by a “national retailer” yet to be named.

## 8 PUBLISHER REPORTS

---

### Newsletter (published 3 times a year) - Diane Peterson

### Directory – Diane Peterson – no report

### Advertising Sales - Dave Elkins - no report

## 9 GUEST /MEMBER COMMENTS OR ISSUES

---

Mr. and Mrs. Hill attended today’s meeting to ask questions about the work being done on the canal lock and to request more comprehensive and timely reporting about lock openings. Multiple board members shared that we provide links to the work schedule from the canal committee, which include targeted opening times but that we are not responsible for unscheduled closures or changes in the work plans. No work is currently being done on the weekends. Bill Courtney noted that we requested but do not have a commitment from those performing the local work to answer a hail or call from boaters. .

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

---

## 11 ADJOURN

---

It was moved by Lee Brandt, seconded by Wendy Brandt, to adjourn the meeting. Motion approved.

Meeting adjourned at 10:15 A.M.

The next Board Meeting is planned to be held on Friday, March 7. 2025.  
The next meeting will be “In-Person” and held at the Twin Isles Country Club.

Respectfully submitted by Jan Draber, Secretary

### **Burnt Store Isles Association, Inc Burnt Store Isles Association Custom Cash Statement End of Jan 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$35,671.14
1101 - CD's	\$20,000.00
1201 - Money Market	\$12,813.16
<b>Total - Bank Accounts</b>	<b>\$68,484.30</b>
<b>Total Cash</b>	<b>\$68,484.30</b>

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association**  
**Budget vs. Actual**  
**Jan 2025**

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$20,221.59	\$25,000.00	(\$4,778.41)	80.89%
4200 - New Construction Fees	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
4300 - Directory Ads	\$1,002.50	\$2,000.00	(\$997.50)	50.13%
4350 - Newsletter Ads	\$570.00	\$2,600.00	(\$2,030.00)	21.92%
4400 - Interest Income	\$711.95	\$1,000.00	(\$288.05)	71.20%
4600 - 50/50	\$0.00	\$100.00	(\$100.00)	0.00%
4610 - Misc. Income	\$505.00	\$50.00	\$455.00	1,010.00%
4620 - Badges - Member Paid	\$30.00	\$120.00	(\$90.00)	25.00%
4700 - Events - Member Paid	\$45.00	\$2,000.00	(\$1,955.00)	2.25%
<b>Total - Income</b>	<b>\$23,086.04</b>	<b>\$34,870.00</b>	<b>(\$11,783.96)</b>	<b>66.21%</b>
<b>Gross Profit</b>	<b>\$23,086.04</b>	<b>\$34,870.00</b>	<b>(\$11,783.96)</b>	<b>66.21%</b>
<b>Expense</b>				
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	\$1,250.00	(\$1,250.00)	0.00%
6350 - Newsletter Preparation	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6400 - Legal Fees	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6410 - Attorney Fees Reserves	\$1,022.50	\$42,592.00	(\$41,569.50)	2.40%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$45.78	\$120.00	(\$74.22)	38.15%
6700 - Events Member Paid	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6710 - Events BSIA Paid	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6730 - Storage Unit Rent	\$67.98	\$864.00	(\$796.02)	7.87%
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	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$600.00	(\$600.00)	0.00%
6820 - Web Emails Constant Contact	\$0.00	\$800.00	(\$800.00)	0.00%
6830 - State Fees	\$0.00	\$65.00	(\$65.00)	0.00%
6900 - Misc. Expense	\$100.00	\$500.00	(\$400.00)	20.00%
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	\$900.00	(\$900.00)	0.00%
<b>Total - Expense</b>	<b>\$5,479.87</b>	<b>\$70,661.00</b>	<b>(\$65,181.13)</b>	<b>7.76%</b>
<b>Net Ordinary Income</b>	<b>\$17,606.17</b>	<b>(\$35,791.00)</b>	<b>\$53,397.17</b>	<b>-49.19%</b>
<b>Net Income</b>	<b>\$17,606.17</b>	<b>(\$35,791.00)</b>	<b>\$53,397.17</b>	<b>-49.19%</b>