

Burnt Store Isles Association
Board of Directors Meeting Minutes

Approved

In-Person Meeting Held at Twin Isles Country Club (TICC)
Friday, August 7, 2026
Meeting Called to Order at 8:30 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

Directors Present

Wendy Brandt, Membership
Polly Green, E-Communications
Bernie Feinman, Legal Liaison
David Elkins, Neighborhood Security
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:

Maureen Martin, Treasurer
Jan Draber, Secretary

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident
Dave DeGerome, Member and BSI resident

Also Present:

Dan and Lisa Gillen - Members and BSI residents
(Prospective Board Members for Standards and Special Projects respectively)

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Wendy Brandt and seconded by Dave Elkins to approve the minutes from the July 3, 2026 board meeting with a correction related to a proposed increase in canal fees. Motion passed.

4. OFFICERS' REPORTS

Acting President – Pat Iorio –

- Note: Candidate John Fleming did not attend today's board meeting as there was a misunderstanding about the timing of the meeting (morning vs. evening).
- Pat opened by saying that she had a number of topics to discuss which would encompass both "New" and "Old" business. She began by discussing the upcoming elections scheduled to take place at the Annual BSIA Meeting in November.

Status of Open Board Positions: *[See Summary List at the end of the minutes.]*

There are 7 openings... approximately half of the Board. Bill C. could find no mention in the by-laws regarding what happens if board positions remain open, except that there must be 4 Officers and the Director positions are listed by name, but there is some leeway for filling those positions. Bill C. spoke about the by-law amendment that allows a board member who has completed two 2-year terms to fill one more 2-year term if there are no other candidates. In addition, board members can take on other positions after they have completed their own terms.

We all need to think about members we know who might be interested prior to the next meeting. Bill Page suggested that some functions could be handled by a committee, rather than one person. This could work for Standards, Secretary, Special Projects and Social. Perhaps one person could fill a role for 6 months and then another could handle the balance of the year, such as when the people are part-time residents. Another suggestion was co-chairs who could step in and vote at meetings if the main board member could not be present. Bill Courtney mentioned that Polly and Joanne share duties now and that if attendance at the monthly meeting is a problem, call-in and/or Zoom are options. Tracy is thinking of following the

Boat Club social committee practice, where each committee member is responsible for one function during the year.

There was a question regarding achieving a quorum. If we do not fill all the openings, we can still obtain a quorum. The open positions are not counted when calculating the number required for a quorum. For instance, if the board has 13 members, 7 equals a quorum.

Dave Elkins reminded us that he is interested in the President position and mentioned that he would want to implement some changes, such as 1-hour board meetings, improving the appearance of the entryways, virtual meetings and a significant increase in membership.

It was decided that Polly will post the openings in the Newsletter and reference where to find the job descriptions for each position on the website. Bill Courtney and Bill Page will prepare an article for the Newsletter regarding the openings and a brief description of the City's role regarding our deed restrictions as it relates to the Standards position.

Deed Restrictions Appeals Case:

Pat reported that there was nothing new related to the case and that the Judge assigned to our case is currently on vacation.

Annual Newsletter:

Pat reminded everyone that articles for the annual newsletter must be submitted to Diane Peterson no later than *September 14, 2026* or sooner if ready. She added that if a director does not have anything to include, they do not need to report out, which should help to save print space and associated publishing costs. Along those same lines, she asked those preparing input to keep things as concise as possible. Minimum required content includes: The agenda for the meeting, the President's report, the Treasurer's report, the proposed annual budget for Calendar Year 2027 and the proposed slate of officers and directors for all anticipated open positions. The newsletter will also include the date, time and place for the Annual Meeting and the method for members to RSVP.

Annual BSIA Dues:

Pat noted that dues is a topic that must be discussed and voted on at the upcoming BSIA Annual Meeting in November. Several options were discussed by the Board and we talked about the impact on budget items that will likely increase in 2027, the status of our legal reserve, and the pros and cons of a potential increase in the annual dues. More information will be provided to members in upcoming newsletters prior to the November meeting date.

Vice President – Patricia Iorio – No Report

Secretary – Jan Draber –

- Jan was excused from today's meeting and Connie Higgins took the notes.

Treasurer – Maureen Martin

Treasurer's Reports – Maureen was excused from today's meeting but provided copies of the following reports to the Board via an email sent on 7/30/2026.

- **Financial Reports** – Budget vs. Actual as of July 31, 2026. (*See detail at end of these minutes.*)
- **Banking Account Balances – end of July 2026** (*See detail at the end of these minutes.*)
- A question was raised regarding an entry in "Miscellaneous Income" vs. "Miscellaneous Expense" in the July budget report. Connie agreed to contact Maureen for the details.

5. OLD BUSINESS - See discussions under Acting President's report

6. NEW BUSINESS - NONE

7 DIRECTORS' REPORTS

Community Standards – Open Position – reported by Acting President Pat Iorio

- Pat reported an incident on San Rocco but after investigation it was determined that it was related to a new renter caring for his boat. The renter was unaware of deed restrictions but has since been informed.

E-Communication – Polly Green

- Polly informed the board of a survey feature in Constant Contact that would be used to track attendance numbers at meeting and also could be used for membership communications.

Legal Liaison – Bernie Feinman

- Bernie reported that he has spoken to the BSIA legal team asking if there was anything we could do to speed up the decision on the deed restrictions appeal and they replied that there is no action that can be taken at this time.
- He added that he will check on actions regarding the Hansen/Phillips law suits.

Membership – Wendy Heath Brandt –

- Wendy reported that the total membership is at 440 as of 8/7/2026, an increase of one household since June.

Neighborhood Security – David Elkins

- Dave stated that there were no major security issues to report.

- Regarding his role related to advertising, he shared that all advertising monies should be in by 9/14/2026 and advertising revenue should meet or exceed the 2025 totals.

Community Relations– Bill Courtney - No Report

Social – Tracy Sage

- Tracy reminded everyone of the mixer scheduled for this evening.
- She reported that she met with the new dining room manager at Twin Isles (Effie) who is interested in working with BSIA as a partner as the club is also interested in increasing membership and attendance at events. As an example, Tracy and Effie agreed that the Holiday Party this year will be held in conjunction with the mixer on 12/4/2026. Heavy appetizers will be served.

Special Projects – Connie Higgins –

- Connie reported that Pence Landscaping has agreed to hold the current pricing levels for BSIA for the 2027 budget year.
- Connie received approval from TICC to hold Shredder at their location again in 2027.

Past President – Bill Page

- Bill reminded everyone of the upcoming Primary Election on 8/18/2026. He shared that when there is no candidate from the opposing party, the winner of the Primary effectively becomes the General Election winner. Bill Courtney added that our polling location is the Burnt Store Presbyterian Church.

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 notes under Dave’s “Security” report.

9 GUEST /MEMBER COMMENTS OR ISSUES - NONE

Guest Bob Fritz commented that he feels we will have difficulty getting new members considering all the negative remarks recently about HOA’s.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Bill Courtney and seconded by Wendy Brandt to adjourn the meeting. Motion approved. The meeting was adjourned at 10:00 a.m.

As of this writing, the next Board Meeting is scheduled to be held on Friday, September 4, 2026, in person at Twin Isles Country Club.

Minutes prepared by Acting Secretary Connie Higgins and respectfully submitted by Jan Draber.

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

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	\$19,239.72
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$19,489.72
Total Cash	\$19,489.72

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual 2026
From Jan 2026 to Jul 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	\$2,054.00	\$1,500.00	\$554.00	136.93%
4400 - Interest Income	\$19.53	\$200.00	(\$180.47)	9.77%
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	\$335.00	\$1,000.00	(\$665.00)	33.50%
Total - Income	\$33,490.44	\$27,890.00	\$5,600.44	120.08%
Gross Profit	\$33,490.44	\$27,890.00	\$5,600.44	120.08%
Expense				
6100 - Landscaping Replacement	\$124.23	\$450.00	(\$325.77)	27.61%
6150 - Landscaping/Property Mgmt	\$5,680.00	\$8,520.00	(\$2,840.00)	66.67%
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	\$5,243.60	\$1,000.00	\$4,243.60	524.36%
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	\$56.44	\$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	\$405.00	\$840.00	(\$435.00)	48.21%
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	\$27,562.58	\$30,124.00	(\$2,561.42)	91.50%
Net Ordinary Income	\$5,927.86	(\$2,234.00)	\$8,161.86	-265.35%
Net Income	\$5,927.86	(\$2,234.00)	\$8,161.86	-265.35%

2027 BSIA Board of Directors Status
As of August 3, 2026

President: **OPEN**

Vice President: **OPEN**

Pat has served two, 2-year terms, the usual limit per the bylaws*.

Treasurer: **FILLED**

Maureen will be in the second year of her first 2-year term.

Secretary: **OPEN**

Jan will not be seeking re-election for a second 2-year term.

Community Standards: **OPEN**

E-Communications: **FILLED**

Polly will be in the second year of her second 2-year term.

Legal: **FILLED**

Bernie will be in the second year of his first 2-year term.

Membership: **FILLED**

Wendy will be in the second year of her second 2-year term.

Community Relations/Planning: **FILLED**

Bill will be in the second year of his second 2-year term.

Security: **OPEN**

Dave has served two 2-year terms, the usual limit per the bylaws*.

Special Projects: **OPEN**

Connie will not be seeking re-election for a second 2-year term.

Social: **OPEN**

Tracy will not be seeking re-election for a second 2-year term.

***SPECIAL NOTE**

If at the end of serving two 2-year terms, no one accepts a nomination or self-nomination to fill that open officer or director position, then the incumbent can, with prior agreement, be nominated to serve one final 2-year term. This is allowed per a change to the by-laws approved at the 11/9/2021 BSIA Annual Membership Meeting.