

Burnt Store Isles Association Board of Directors Meeting

(Final)

In-Person Meeting – (Twin Isles Country Club)

May 6, 2022

Called to Order 9:00 a.m.

Pledge of Allegiance - Opened the Meeting with the Pledge of Allegiance

1 PUNTA GORDA POLICE DEPARTMENT (PGPD), BY LT JUSTIN DAVOULT

Topic Areas Shared by Lt Davoult for This Past Month:

Vehicle Burglaries – There is an uptick in vehicle burglaries this past month both in BSI and in PGI, with 2 in BSI and 2 in PGI. This included a car being stolen in PGI. The PGPD once more recommends BSI residents staying on top of locking our cars and assuring all valuables, including keys, are removed.

Officers on Duty – Kathy asked how many officers are on duty each given shift to which Lt. Davoult indicated there are a minimum of 4 officers on duty with up to 6 at times covering Punta Gorda. Lt. Davoult noted a significant increase for “calls for services” to the police department with the Department now receiving over a 1,000 calls in a year’s time. Lt. Davoult indicated that Zone 5, which includes BSI, at one time didn’t have as many calls as Punta Gorda’s other 4 Zones, but now it is just as busy with service call requests/needs.

Traffic Speed Control –

- **Burnt Store Road Speeding** – the PGPD and Sheriff’s Department recently worked together on patrolling Burnt Store Road to curb speeding, and in one day issues over 20 tickets.
- **Monaco, Madrid and Tripoli** - Speed enforcement continues to take place by the PGPD, due to the PGPD continuing to receive many calls about traffic speeds and violations on these 3 BSI roads. The PGPD expressed that, as in prior months, 90% of the time the violators are BSI residents.
- **Stop Sign Violations** – Tom noted a recent study showed that only 1 in 10 cars actually physically stop at BSI’s stop sign intersections, with the other 9 vehicles simply “drifting” (performing rolling-stop throughs) or driving right through the intersections.

2 ROLL CALL –

Officers

Bill Courtney, President – Not able to attend today’s meeting
Faith Ferris, Vice President – Faith, in Bill’s absence, led today’s Board Meeting
Lee Brandt, Treasurer
Dave De Gerome, Secretary

Directors Present

Patricia Iorio, Community Standards
Jenny Anderson, E Communications
Brian Bender, Legal Liaison
John Bothwell (JB), Membership
Tom Tomaszewski, Neighborhood Security
Mary Boeringer, Planning
Wanda Daugherty, Social
Kathy Martinelli, Special Projects

Ian Milne, Past President - Not able to attend today’s meeting

Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory – Not able to attend today’s meeting
David Elkins – Advertising Sales

A quorum has been established.

Other Attendees

Bob Fritz – BSIA Member and BSI Resident
Rick Daugherty – BSIA Member and BSI Resident

3 REVIEW AND APPROVE BOARD MEETING MINUTES

Pat moved, seconded by Kathy, to approve the Minutes dated April 1, 2022. Motion carried.

4 OFFICER’S REPORTS

President – Bill Courtney

Bill was not able to attend but, at the same time, did provide the Agenda for the Board’s reference/use. Faith noted on Bill’s behalf the work he and others have been performing on the “Deed Restriction Booklet” and that soon, upon final review completion, this booklet will be ready to publish and mail.

Vice President – Faith Ferris

Approvals over the Past Month – New construction approvals have taken place for 1 single family home, and for 4 building units of duplexes on Albacete Circle.

Secretary – Dave De Gerome

Dave shared a concept/format he used in the past to help organizations when these organizations were working on establishing both goals and best courses of actions to take, as part of their fiduciary duty.

A productive format he followed to successfully achieve **goals**, by identifying and implementing effective action steps included taking the following course:

- First clearly **identify** what the **goals** are that you are trying to achieve!
- Then **identify and list ALL** of the possible **initiatives/ideas** provided by **ALL** participants to achieve the goals (with no solution at this stage being considered a bad one, but ALL should initially be listed)
- Then **rank** how much each of these initiatives is a **risk** and how **positive/beneficial** the **initiative/idea** could be in helping the group to reach the intended **goals**.
- When reviewing these possible **initiatives/ideas**, also consider grouping them to implement more than one, whereas a combination of **initiatives/ideas** may better help you reach your **goals**.
- Then **implement** the **action steps** necessary to achieve these initiatives/ideas, using a **timetable** and **appointing who oversees** the steps.

Dave then provided an example of how the above could possibly be applied by the Board to help BSI with its traffic issues as follows:

- Say for example, two **Goals** are:
 - To **Slow Down Traffic in the Neighborhood** and
 - Find ways to **make it less conducive for freeway travelers to use BSI's residential roads** (Tripoli, Monaco and Madrid) as a highway and as a shortcut, which, due to these drivers' aggressive speeds and their causing congestion, negatively impacts the safety of BSI residents on their neighborhood roads.
- **Two possible initiatives/ideas to slow traffic** on BSI's 3 particular residential roads and help **lessen highway usage** of these 3 streets include:
 - **Make this a 4-Cross Walk Intersection** – At the Tripoli and Monaco Intersection (*provided to Dave D. by BSIA member and BSI resident - Diane Miller: Diane Miller & her group of walkers at 7:00 AM every morning walk this area & express the values of installing these cross walks*)
 - **Make this a 4-Way Stop Sign Intersection** – At Tripoli and Monaco Intersection (presently it's only a 2 way stop sign intersection)
 - **Make this a 3-Cross Walk Intersection** – At the Tripoli and Madrid Intersection (presently it's only a 1 way cross walk)
 - **Make this a 3-Way Stop Sign Intersection** – At the Tripoli and Madrid intersection (presently it's only a 1 way stop sign intersection)

- Now include these **initiatives/ideas** from above with a number of “brainstormed” other possible solutions provided by the BSIA Board for consideration, and when **ALL** possible **initiative/ideas** are collected, next simply review both the **risks** and **benefits** for each **initiative/idea**, and again when combined with other of the possible **initiatives/ideas**.
- For example say with “**cross walks**” – identify what are the **risks** to implement (e.g. associated costs, residents’ concerns, state/municipal hurdles, time it would take to implement, etc.) and compare to the **benefit** to implement these cross walks.

Those **initiatives** that could be considered **Low Risk** with a **High Benefit** would be considered a “slam dunk” to initiate, or when combined with other initiatives/ideas, collectively they may provide a stronger **High Benefit**.

At this point, Faith suggested that during the appropriate later segment of today’s Board Meeting that the Board consider and use the above format to identify other traffic safety initiatives/ideas in support of the BSI Community.

Treasurer – Lee Brandt

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

- **Financial Reports** – Budget vs. Actual January to April 2022
- **Checking Account Balances**

Landscape Budget – Lee shared that actual Landscape expenditures to date have reached its budget ceiling for the year.

Legal Budget – Lee stated that we have, at this point of time, used $\frac{3}{4}$ of Legal’s annual budget.

Total Income - Lee noted that we are slightly positively over budget in “Total Income” for the year, but there won’t be much more income coming in from sources for the balance of the year.

Overall Expenses – Lee indicated that we are about half way through our total expense budget for the year, as of this present 5/6/22 date.

5 OLD BUSINESS

Deed Restriction Mailing

Faith again covered the status of the planned BSI’s Deed Restrictions Mailing to all BSI residents and property owners.

Jenny noted that ironically a person, who recently was looking at her 2015 Year Deed Restriction Booklet, emailed Jenny asking if and when the new booklet will be coming out.

Brian asked if much has changed to BSI’s deed restrictions, as listed in 2015, to which Faith shared there have been a few policy changes, exceptions, waivers, and that these updates are indicated in the new 2022 year booklet, being provided as a reference source, for the benefit of all BSI’s property owners – both new owners and those here prior to 2015.

Traffic

Faith opened this segment of the meeting asking for Board Members to add their input as to possible ways to increase traffic safety in BSI.

In response, the following 1-8 initiatives/ideas were presented (*in addition to the earlier ones 9-13 Dave D mentioned: "stop signs" and "cross walks"*).

One Board Member, in their support of traffic safety, noted to keep in mind "what is a life worth" in reviewing these possible safety contributing initiatives/ideas:

1. **One Way Tripoli** – Make Tripoli from Albacete to Madrid one way (by J.B.)
2. **Traffic Light** - A traffic Light at Madrid (per Tom)
3. **Stop Lines on Streets in BSI are Too Far Back** – Move forward for better visibility (per Tom)
4. **Paint "Stop" in Big Letters** – at all Stop Sign Intersections, paint "STOP" in Big Letters (per Wanda)
5. **Prevent Diagonal Cutting From Behind Publix Back Road onto Tripoli** – Somehow prevent vehicles from coming out of Publix back road (from shopping center) crossing Madrid and IMMEDIATELY cutting DIAGONALLY across to Tripoli heading North after shopping (this short cut is being done instead of safely turning right onto Madrid then left onto Tripoli). This taking of a diagonal shortcut also endangers pedestrians and bikers. Possible solution is to install physical dividers so as to prevent this diagonal usage. (per Tom)
6. **Rumble Strips and/or Rubber Mats** – Consider this as an initiative/idea and evaluate risks vs. benefits (per Tom). Jenny indicated that the rubber mats are similar to what PGI uses before its bridges
7. **Flashing Red Stop Sign with attention getting video surveillance notation** – For BSI's stop sign intersections, consider this as an initiative/idea and evaluate risks to implement vs. benefits. (per Bob Fritz)
8. **Task Force To Write More Traffic Violation Tickets** – It was mentioned that this was possibly one of the strongest and most impactful ways to get everyone's attention. (per Tom)
9. **Make this a 4-Cross Walk Intersection** – At the Tripoli and Monaco Intersection, along **with signage to yield for pedestrians**. (This idea was provided to Dave D. by BSIA member and BSI resident - Diane Miller: Diane Miller & her group of walkers 7:00 AM every morning walk this area & expressed the values of installing these cross walks)
10. **Make this a 4-Way Stop Sign Intersection** – At Tripoli and Monaco Intersection. Presently there is only a 2 way stop sign for this intersection. (Per Dave D.)
11. **Make this a 3-Cross Walk Intersection** – At the Tripoli and Madrid Intersection, along **with signage to yield for pedestrians**. Presently it's only a 1 way cross walk. (Per Dave D.)
12. **Make this a 3-Way Stop Sign Intersection** – At the Tripoli and Madrid intersection. Presently, it's only a 1 way stop sign intersection. (Per Dave D.)
13. **PGPD Presence** – And in conjunction with above initiatives 9 to 12, ask PGPD to regularly monitor these intersections, until drivers become familiar with the new stop signs and new cross walk intersections. (Per Dave D.)

Faith summarized by asking Tom to take the lead on this “traffic” initiative and spearhead in evaluating, summarizing, and determining parties to approach with these initiatives/ideas. To help capture the initiatives/ideas expressed by the Board Members, Dave D offered to recap these initiatives/ideas, as part of his BSIA Board Minutes’ preparation, and provide to Tom for his lead/use. Tom noted that he has been working with Bill and will continue to engage him on this initiative. Faith said that possibly for the next June 3rd Board Meeting, with Tom’s lead, we can be in a position to further discuss action steps to take.

Faith also noted that, with this “traffic” initiative, our responsibility is to keep our community safe!

7 DIRECTORS’ REPORTS

Community Standards – Pat Iorio -

Standards Topics covered –

Architectural Change Requests – Pat indicated that April 2022 requests were for typical changes/updates including outside painting, fences, solar pool heater’s panel replacements, hurricane shutters, pool refinishing, and pool cage painting. Also there was one request for a roof replacement. Pat also indicated she addressed for residents questions on two items that aren’t allowed including a boat canopy, and a fire pit (due to an “outside fire” moratorium per her call to fire department).

Solar Policy – Dave D. raised the need to complete review of Solar Policy and it could then be included in the planned, soon to be mailed, “Deed Restriction Booklet”. Faith said we should then quickly send it out again and asked Board Members to review for their concurrence, and she noted that updates were minimal since the Board’s last review.

(As a follow up to the Friday 5/6/22 Board Meeting and discussion on Solar Policy, on Monday 5/9/22, Bill sent out the final draft, which was then approved by Board Members via email, and now enables it to be referenced in the upcoming “Deed Restriction Booklet” mailing.)

Communication – Jenny Anderson

Directory – Jenny noted that there weren’t many requests for corrections, so that meant work performed in preparation of the directory was good.

She indicated that there were a few issues with street listings, which require correction and that these corrections will be posted in the upcoming May 10, 2022 BSIA Bulletin.

Jenny also noted that when new people join BSIA throughout the year, as an outcome of her and Bill’s earlier discussion, she will, via a PDF format, reference these new residents as a regular practice in upcoming BSIA Bulletins.

Badges – People have asked Jenny about name badges, and as a result, she wanted to affirm that badges are still \$10 and people should continue to go through Lee to obtain – Lee affirmed that the fee is still \$10 and that requests from people wanting badges should continue to go through him for handling. Jenny also indicated that she'll provide an update regarding badge fees, and badge acquisition steps, in an upcoming BSIA Bulletin.

Bulletin – Jenny asked that if there is any information Board Members want to add to the upcoming 5/17/22 Bulletin, to get it to her by EOBD 5:00 PM, 5/11/22.

Thank You to Jenny - Individuals on the Board acknowledged and thanked Jenny for all of her hard work in generating fantastic content and distribution of the **Weekly BSIA Bulletin**.

Legal Liaison – Brian Bender

Brian both provided input in other segments of today's Board Meeting, plus led the separate discussion at the end of today's meeting, regarding any developments relating to a particular contractor's compliance with BSI deed restrictions.

Membership – John Bothwell (J.B.)

Membership – JB noted that BSIA's membership total is now 508, up from last month's reported 502 count.

Houses Sold - In the last 30 days, 5 houses were purchased in BSI, ranging in a price of \$840,000 to \$1,500,000. J.B. indicated that, once a month, he generates a welcome packet for each new resident and, as a practice, delivers these packets to BSI's new home owners.

Membership Cards – Based on questions he's received from BSIA members, J.B. asked for reaffirmation that the BSIA membership cards are in the newsletter (back page of the newsletter).

Neighborhood Security – Tom Tomaszewski

Cameras and Security Equipment – Tom shared that all of the camera boxes have now been replaced.

He wanted to let BSI residents know that if they see a red pickup truck, or a black BMW, around these camera stations, to not be alarmed as the people in these vehicles are there to "tweak" the box and camera settings from their laptops – this "tweaking" will better enable license plate reading and maximizing night vision capabilities. Pat asked about the distance reading capability of the cameras.

Car Thieves in Neighborhood – Tom reaffirmed Lieutenant Davoult’s earlier suggestion to always lock your vehicles and remove keys and valuables, noting that car thieves are again in the BSI neighborhood – particularly spotted on Macedonia and Monaco. He stated that these thieves tried unsuccessfully this past month on 5/4/22 to get into his own vehicle. Tom noted he captured camera images of the thieves and supplied this information to the PGPD. This occurred at 3:30 AM with the perpetrators dressed in dark hooded clothes walking down the street going from vehicle to vehicle. Tom said that he will provide the BSIA Members with a reminder to be alert and lock their vehicles, via the weekly BSIA Bulletin.

Planning – Mary Boeringer

Mary had nothing to report.

Social – Wanda

Events

Recent Events that Took Place –

- Library Tour – was successful

Other Events Being Worked On –

- Darts Event
- Cass Cay Restaurant - July 4th celebration with the Boat Club
- Bowling
- Escape Room – Maybe September
- Antique Car Show – Targeting November
- Christmas Party

Special Projects – Kathy Martinelli

Budget – Kathy noted, as of this point in time, actual expenditures for landscape needs have equaled total budget for the year.

Status of BSI’s Islands and Pence Lawn-care and Landscaping - Kathy shared that BSI’s islands’ landscaping all look great. She also shared that the relationship with Pence Landscaping continues to work out very well, and that their input in providing landscape care has contributed to BSI’s islands’ improvement each and every week.

Reflector Strips around the Monument – Jenny asked what happened to the reflector strips around the monument, and in turn Kathy indicated she will look into who is the new DPW Director, in order to help with the reflectors’ reinstallation.

8 PUBLISHER REPORTS

Newsletter (published 3 times a year) - Diane Peterson

Board Member Articles - Faith asked if everyone on the Board has turned in their articles (with a submission deadline date of April 22, 2022).

Directory – Diane Peterson

No update

Advertising Sales - Dave Elkins

No update

9 GUEST /MEMBER COMMENTS OR ISSUES

Chairman of the BSI Canal Committee, **Rick Daugherty**, provided an update and recap to the Board of a recent Canal and Seawall Meeting held on 5/2/22, at the Twin Isles Country Club for all BSI residents, and led by both the Canal Committee and City of Punta Gorda Canal Maintenance.

Rick said that he will also provide a detailed recap of his 5/2/22 meeting to Jenny, for publication in the next BSIA Bulletin. Rick noted that this 5/2/22 joint meeting included discussion on the following topics:

- Historical overview of the seawalls in BSI, including that 20% of the seawalls have been replaced to date.
- Design and construction standards have improved, along with methods to proactively “catch” seawall issues, both which will stretch the seawalls’ life expectancy from its present 40 years to then have a 60 year life.
- Taylor Engineering, who specializes in waterfront structures, was hired and provided a detailed report on the BSI seawalls and recommended actions to be taken.
- The Canal Committee, using this information, is in process of reviewing and hoping to propose a conservative, while effective, approach in answering the BSI community’s seawall needs.
- Funding needs and options were discussed, including once more recapping that new designs in materials can extend the life cycles of the seawalls.
- Provided details on what types of costs are included in determining the assessments.

- An assessment format which was based on wall length would be offset by other factors that benefit all equally including: lock work, dredging, regular inspections and associated fees for, routine/periodic surveying costs, design costs, mangrove trimming, pylons maintenance and installs, 5 rim canal perimeter corners needing to be widened for barge use, etc.
- The received lock work bids were rejected by City due to their all being over budget, and in turn this project has been placed on hold, to again be reviewed at some future date.
- Planned seawall replacement in 2023 will be double the amount of work being performed this 2022 year.
- Staging on undeveloped lots, which are needed for canal work, will become an issue as more and more lots are being bought up and developed as residential new-builds. Rick said that proactive planning needs to take place to address this hurdle.
- Annual canal assessments will rise in order to meet BSI's minimum requirement needs – Estimating between \$200 a year and up to \$500 annually for a 4 to 5 year duration. (*Note that these amounts and their durations are still under review*)
- The “Lock Assessment” would be separate from the above “Canal Assessment”, and would be considered a “Special” assessment, which, at present, is estimated at a \$75 to \$100 a year rate for 3 to 5 years. (*Note that these amounts and their durations are still under review*)
- There is no annual assessment yet calculated for the “Perimeter Canals Work” (*for barge access*).
- BSI's assessment calculations are unique to BSI, and would not be the same as PGI's assessments.
- PGI is having their Canal Meeting Tuesday 5/12/22.
- The Canal Committee is responsible for and provides both their actions and assessment rate recommendations to the City, and in turn, Punta Gorda City Council then reviews and determines/sets the final actions and final assessments.
- Rick said for BSI residents to direct any questions they may have to ***BSIcanals@bsia.net***

10 Other Topics Discussed Prior to Meeting End

(At this point of the Board Meeting, guests departed, and the Board next proceeded to cover the following topic)

Contractor Compliance with Deed Restrictions– Brian shared with the Board where BSIA presently stands pertaining to developments relating to a particular contractor's compliance with BSI deed restrictions, along with the contractor's need to follow BSI's new-construction protocol and steps. After presentation and discussion, the Board voted, and all but one Member agreed and approved to a particular course of action to be followed.

11 ADJOURN

Lee moved, seconded by Pat, to adjourn the meeting. Motion carried.

Meeting adjourned at 11:04 AM

The next Board Meeting is planned to be held on Friday, June 3, 2022, and will be an "In-Person" Meeting.

Respectfully submitted by Dave De Gerome, Secretary

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Budget vs. Actual
From Jan 2022 to Apr 2022

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$22,768.06	\$23,625.00	(\$856.94)	96.37%
4200 - New Construction Fees	\$1,000.00	\$3,000.00	(\$2,000.00)	33.33%
4300 - Directory Ads	\$2,124.50	\$2,307.00	(\$182.50)	92.09%
4350 - Newsletter Ads	\$3,589.00	\$1,500.00	\$2,089.00	239.27%
4400 - Interest Income	\$5.63	\$150.00	(\$144.37)	3.75%
4500 - Donations Received	\$20.00	\$0.00	\$20.00	0.00%
4600 - 50/50	\$227.00	\$0.00	\$227.00	0.00%
4610 - Misc. Income	\$155.00	\$100.00	\$55.00	155.00%
4620 - Badges - Member Paid	\$20.00	\$0.00	\$20.00	0.00%
4700 - Events - Member Paid	\$3,395.00	\$1,594.00	\$1,801.00	212.99%
Total - Income	\$33,304.19	\$32,276.00	\$1,028.19	103.19%
Gross Profit	\$33,304.19	\$32,276.00	\$1,028.19	103.19%
Expense				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$3,784.12	\$2,504.00	\$1,280.12	151.12%
6300 - Directory Preparation	\$894.95	\$1,145.00	(\$250.05)	78.16%
6350 - Newsletter Preparation	\$1,443.09	\$4,095.00	(\$2,651.91)	35.24%
6400 - Legal Fees	\$545.00	\$3,000.00	(\$2,455.00)	18.17%
6420 - Liability Insurance	\$2,616.97	\$2,900.00	(\$283.03)	90.24%
6500 - Donation Given	\$165.85	\$250.00	(\$84.15)	66.34%
6620 - Badges	\$20.33	\$0.00	\$20.33	0.00%
6700 - Events Member Paid	\$3,160.00	\$1,594.00	\$1,566.00	198.24%
6710 - Events BSIA Paid	\$450.95	\$800.00	(\$349.05)	56.37%
6730 - Storage Unit Rent	\$215.14	\$192.00	\$23.14	112.05%
6750 - PO Box Rental	\$100.00	\$200.00	(\$100.00)	50.00%
6760 - Postage and Delivery	\$13.45	\$525.00	(\$511.55)	2.56%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6800 - Software	\$0.00	\$935.00	(\$935.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$588.00	(\$588.00)	0.00%
6820 - Web Emails Constant Contact	\$1,054.08	\$0.00	\$1,054.08	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$175.00	\$1,050.00	(\$875.00)	16.67%
6920 - Surveillance Cameras	\$1,585.87	\$6,280.00	(\$4,694.13)	25.25%
6930 - Meeting Room Rent	\$0.00	\$630.00	(\$630.00)	0.00%
6940 - Shredder Day	\$600.00	\$600.00	\$0.00	100.00%
6950 - Banners	\$0.00	\$250.00	(\$250.00)	0.00%
6970 - Mass Mailings	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
Total - Expense	\$16,886.05	\$30,703.00	(\$13,816.95)	55.00%
Net Ordinary Income	\$16,418.14	\$1,573.00	\$14,845.14	1,043.75%
Net Income	\$16,418.14	\$1,573.00	\$14,845.14	1,043.75%

Accounts

CHECKING

<u>OPERATING ACCOUNT</u> XXXXXX3729	Current Balance \$30,313.89	Available Balance \$30,313.89
<u>RESERVE</u> XXXXXX3750	Current Balance \$52,496.95	Available Balance \$52,496.95
Total	\$82,810.84	\$82,810.84
