



# Burnt Store Isles Association

# NEWS

Vol. 41, No. 1 ~ June 2024

## UP & COMING

-- Angel Hair by Barbie Sullivan --

Thursday, June 6, 12 - 4

Location: 3380 Tripoli Blvd

Only 15 slots available

-- Dinner & Darts @ Ice House --

Thursday, June 20

Reservations NLT June 14

-- Cass Cay Luncheon --

Thursday, July 4

Cass Cay Restaurant @

Burnt Store Marina

-- Library Tour --

August - Date TBD

-- Bowling --

September - Date TBD

-- Darts --

October - Date TBD

-- Angel Hair by Barbie Sullivan --

November - Date/Loc TBD

-- BSIA/BSIABC Christmas Party --

December 7

-- 2nd Annual GLO Ride --

December 19

More Details coming soon!

Events w/no specific date are subject to change

See inside for more information, read our weekly e-bulletins, and visit [www.bsia.net](http://www.bsia.net). We also post all events on the BSIA Facebook page along with great pictures of past events!

### Board Meeting Held Monthly

Monthly - First Friday of each month at 9 a.m. at the Twin Isles Country Club in the upper level casual dining area.

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## From the President

### BILL PAGE

We are quickly approaching the 2024 General Elections. I thought that I would focus this article on a few of the election processes that you might not be aware of. Many of us are not native Floridians and we assume that election laws are pretty much the same from the state that we departed. Even if you have been in Florida for years, there was a new law that was passed recently that might impact the way that you vote.

The first issue you should be aware of is not a change, but something that is different from a lot of the states that we came from. It concerns our elections for the Punta Gorda City Council and Charlotte County Commissioners. Punta Gorda is broken down into 5 districts with each district having a council representative. Note that functionally all city council reps represent all citizens, not just their district. Burnt Store Isles is split into part of District 4 and District 5. When elections occur, you get to vote for the representatives running in all of the Districts on the ballot. This year there will be 3 Districts on the ballot. They are Districts 1, 2, & 4 and you will get to vote in all three races. Charlotte County is set up in a similar fashion. There are 5 commissioners, and you have the opportunity to vote for each commissioner, and not just the District that you live in.

Rules concerning voting by mail have changed. If your initial request to vote by mail was made before Dec. 31, 2022, it is no longer valid. To continue to vote by mail, you will have to make a new request by contacting the Charlotte County Supervisor of Elections Office. The website is [www.soecharlottecountyfl.gov](http://www.soecharlottecountyfl.gov) and phone number is 941-833-5400. Your request will need to include a Florida driver's license, Florida identification card, or last four digits of the voter's social security number, whichever may be verified in the supervisor's records, and your signature, if the request is done in writing.

The deadline to register in this year's general election is October 7th. The early voting period is October 26th through November 2nd, with the general election on November 5th.

Bill Page, President

## BSIA 2024 BOARD

### OFFICERS:

President.....Bill Page  
 Vice President.....Patricia Iorio  
 Secretary.....Charmaine Ponkratz  
 Treasurer.....Lee Brandt

### DIRECTORS:

Community Standards.....Faith Ferris  
 Legal Liaison/By-Laws.....Brian Bender  
 Membership/Welcoming.....Wendy Heath  
 E-Communications.....Polly Green  
 Neighborhood Security.....David Elkins  
 Planning.....Bill Courtney  
 Special Projects/Landscaping.....Kathy Martinelli  
 Social.....Wanda Daugherty  
 Past President (non-voting).....Bill Courtney

### COMMITTEES:

Architectural.....Faith Ferris  
 Newsletter & Membership Directory Editor & Publisher.....Diane Peterson  
 Advertising Chair.....Dave Elkins



## LEGAL Liaison ~ Brian Bender

As the BSIA Legal Liaison, I don't regularly write updates for the newsletter, but this year we have an important development that some members have been asking about. For the most part, we, as the board members of BSIA, reserve our use of external legal counsel for only when all other efforts to resolve a situation have failed.

Last year, one of our members noticed a flat, seamed metal roof going up on a home. Our Standards Director visited the property and met with the builder, who was unaware that an approval from BSIA was required. (Note that all building permits issued by the City of Punta Gorda clearly state that City approval does not negate the need for local approval by the homeowner's association in a deed restricted community). The builder stopped work. Shortly thereafter, our Standards Director spoke directly to the homeowner, who said BSIA had no right to restrict what kind of roof he installed. The homeowner told his builder to finish the installation. Mind you, while the homeowners were fully aware of BSIA and the requirement to obtain an approval, they deliberately chose to ignore us.

This left your association with no choice but to pursue legal action to force removal of the non-complying roof. The case has been filed in the Charlotte County court system. We've been advised that the timeline for this case is 18 months, and we are still in the early stages of this.

This is an unfortunate situation. If you see work going on in our community, be it a new roof or any type of external home modification, and you think something doesn't seem consistent with our community, please alert one of the BSIA board members. We are all volunteers trying to keep Burnt Store Isles beautiful.



## From the VICE PRESIDENT ~ Pat Iorio

What is the purpose of BSIA?

From the home page of our website it states:

“BSIA was established in 1983 to provide a means for residents and owners of property in Burnt Store Isles to jointly promote the continual improvement of the neighborhood, to foster good fellowship, to protect the health, safety and well-being of the residents and owners, to provide educational programs, and to cooperate with other civic groups, owner associations and governmental agencies as they consider plans and programs for the area.”

Do we meet the purposes stated above? I think we do and would like to share some of the things that we do, are doing and have done to fulfill the purpose of the Burnt Store Isles Association.

Our deed restrictions come to mind first as a way to promote the continual improvement of the neighborhood. Having a set of standards and restrictions helps to keep Burnt Store Isles a desirable community in which to live. We work to maintain these deed restrictions through our Architectural Review Committee and Standards Committee.

Our association helps to foster good fellowship in a number of ways. We host numerous social events throughout the year for our members, such as the community picnic, Christmas party, ice cream socials, darts, comedy night, 4th of July picnic, glo ride, as well as our first Friday of the month mixer at the Twin Isles Golf Club!

We take the health and safety of our community very seriously through the use of our security cameras at both entrances to BSI, alerts, particularly through our weekly e-Blasts, and strong liaison with local law enforcement. We have worked to increase traffic and speed limit enforcement in our community, which is an on-going issue. In addition, we have a strong connection to our canal advisory representative who keeps us up to speed on developments and improvements to our canals.

We provide educational opportunities through our informative newsletter and weekly e-Blasts. Additionally, we held several well attended seminars post-lan with attorneys and public adjusters to help us all navigate through the process of working with our insurance companies.

Our Planning representative works to keep us up to date with any development which could affect our community. Our President meets monthly with members of the city council to bring any of our community concerns to the source, as well as all the other duties associated with this role.

I believe the examples above demonstrate our commitment to the Burnt Store Isles community and hope you agree!

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## SOCIAL Notes ~ Wanda Daugherty

It's hard to believe just how quickly the year is zipping by us. April was not as busy as we'd hoped. We were sorry to have to cancel the Peace River Botanical Gardens tour. Hopefully, we can schedule another trip there during Christmas when it's all aglow. However, we had a very successful food drive on the 15th for St Vincent's DePaul. I want to thank all of you who contributed to our drive. St Vincent's was overjoyed with all the items and funds donated.



The Babcock Ranch Eco tour was May 16th. We had a total of 23 guests on board that day. As usual, there is so much to see and experience on this adventure. From numerous alligators to my favorite, baby piglets, who come running and squealing for corn. This is a great place to take family and friends when they come visit. Not only is it an informative nature tour, but there is so much history as well.



(Continued on next page)



We all know as summer vacations approach, we ladies must have our angel hair - June being the perfect month. Needless to say, all were beautiful with all their sparkles. It has fast become a fun social event as we all like to come early and stay the afternoon visiting. Being greeted by Donna Stankiewicz's reindeer makes it even more fun!



We all know it can't be June without a bit of dart competition. We might need to have darts 3 times a year instead of 2! Everyone who loves darts - let me know what you think. As usual, we have a full roster for the games, and it gets pretty competitive at times. It's just a great time to enjoy making new friends and getting together with old friends. We all enjoyed a great meal at the Ice House before the games. I love you all for coming and making this so special.



I want to thank my amazing committee who works very hard in helping with these events and attending my monthly meetings. If you see them out, thank them for their ideas and endeavors to assist in planning events for you.

Donna Nowak, Donna Stankiewicz, Su Miscia, Patti Lekki, JoAnn Houston, Rita Reitz, Merry Horner, Kim Burgh, Michelle Rhees, Adele Sedberry and Judy Cronin. Thank you ladies!



## PLANNING ~ Bill Courtney

It's nice to see the snowbirds head out of town each spring because it means a couple of months of much less traffic and no waiting at most area restaurants. But that reprieve may be less in the future as the developments planned for our immediate area come closer to reality.

One way that I keep track of developments in Punta Gorda is through a quarterly email, sent by the city, that shares information on projects in planning and under development. You can subscribe by contacting Melissa Reichert at [mreichert@cityofpuntagordafl.com](mailto:mreichert@cityofpuntagordafl.com).

The Spring 2024 issue listed two developments in the Jones Loop area, Seagrass and Sea Cove, that are moving through the preliminary plat approval stages and will bring several hundred single family homes to our doorstep. You can see dirt being moved already in both areas.

It also listed the Bubble Down Car Wash to be built on US 41 south near the former Bank of America building as having an extension granted, so it's still coming, just not real soon.

Another great resource is the weekly highlights report sent via email by the city. It includes news about the city, describes major city projects and initiatives, key meeting dates, a water quality report, new business permits (including vacation rentals), permanent and volunteer job openings and a host of other information. Here is a link to a recent issue, [https://www.ci.punta-gorda.fl.us/Home/Components/News/News/4330/?utm\\_medium=email&utm\\_source=govdelivery](https://www.ci.punta-gorda.fl.us/Home/Components/News/News/4330/?utm_medium=email&utm_source=govdelivery)

I have also been tracking the activities of the Burnt Store Corridor Coalition, <https://bsccfl.org/>. As you may know, the Burnt Store Corridor Coalition (BSCC) represents over 10,000 citizens living along Burnt Store Road in southern Charlotte County and northern Lee County. BSI is not a formal member as they are restricting that to just communities that abut Burnt Store Road, but I attend meetings, including one they organized in February with representatives from the City of Punta Gorda, Charlotte County and Lee County. The meeting covered a multitude of topics and here is a link to a news article, <https://www.capecoralbreeze.com/news/local-news/2024/02/16/community-forum-held-on-burnt-store-road-issues/>.

One outcome of the meeting is that the Lee County Commission approved the next phase of Burnt Store Road expansion project on April 2, 2024. A 5.7-mile stretch of Burnt Store Road plans to widen from 4 lanes to 6 lanes, and that dangerous spot near the county lines will go from a 2-lane undivided road to a 4-lane divided road. The original date for completion is 2030 and they hope to bring it in sooner.

I hope this information is useful. Please let me know if you have any questions or feedback.

Regards,

Bill Courtney

[planning@BSIA.net](mailto:planning@BSIA.net)



## SECRETARY'S REPORT ~ Charmaine Ponkratz

Hello neighbors,

Stay informed: the minutes of the BSIA Board meetings are just a click away: <https://bsia.net/board-minutes>.

The Board of Directors meet in person, hosted by our neighbor, the Twin Isles Country Club, on the first Friday of the month at 9:00 am. All BSIA members are welcome to attend the meetings and every meeting agenda has time dedicated to guest comments.

Speaking of being informed: when did you do your last GOOGLE search? If you are looking for information about the community, I encourage you to head directly to the BSIA website. Our e-Communications Directors, past and present, have loaded a wealth of helpful links onto the association's website. <https://bsia.net/helpful-links-1>. Let's say you want to confirm some information about trash, recycling, and yard waste. If you do a GOOGLE search using the phrase "Punta Gorda and trash, recycling and yard waste" it will yield 165,000 search results for you to peruse. Or, you can just go to the BSIA website, helpful links, and click on the "trash, recycling and yard waste info." In a split second you will be directed to the proper information on the City of Punta Gorda website.

Below is the list of the Helpful Links that appear on the BSIA website to help you find useful information about your community. If you have any suggestions for additions, just drop us a note.

### PUNTA GORDA POLICE AND FIRE

PG Police Department - In case of emergency dial 911 - Non-emergency dial 941-639-4111

[Police website link](#)

PG Fire Department - In case of emergency dial 911 - Non-emergency dial 941-575-5529

[Fire department website link](#)

[Sharps disposal info](#)

[CPR training](#)

[Medication disposal](#)

[Smoke detector battery replacement](#)

(Continued on next page)



BSI CLUBS:

[BSI Boat Club link](#)

[Twin Isles Country Club link](#)

NATIONAL HURRICANE CENTER:

[NOAA Website](#)

CITY OF PUNTA GORDA:

[City of Punta Gorda website](#)

[Punta Gorda City Manager](#)

[City Ordinances](#)

[Canal maintenance](#)

[Alligator Creek Waterway Unit](#)

[Code compliance process](#)

[Real estate signs](#)

[Trash, recycling and yard waste info](#)

COUNTY GOVERNMENT:

[Charlotte County Website](#)



Make <https://bsia.net/> your GO TO website for community information!

Charmaine Ponkratz

BSIA Secretary



## Neighborhood Security Update

### David Elkins

So it is that time of year - many leave for some months. Here are some reminders about things you can do to make sure your home is safe. We have more theft in Punta Gorda in the off months than at any other time of year.

If you use a home watch service (great idea), that can help.

Make sure your year-round neighbors know you are away.

You can let the Punta Gorda police know you are away, and they will check on things outside.

If your boat is on the lift - securing that, making sure it is high enough, and so on, are important. Make sure your lift motor is running well - and if you have someone move it to higher ground before a storm - that they know how to operate it (remember to stabilize your fuel!!)

I have mentioned before about propeller locks - and there are also inexpensive systems to monitor your boat's whereabouts.

Remember - BSI has cameras at all entrances and egresses, including canal cameras.

If you are here full time, make sure you lubricate your hurricane doors/shutters with some silicone or dry WD-40, which is a nice product. Check your locks/closures etc. now, well in advance.

Have you run your generator this winter/early spring? Good idea to do that also!!



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## E-COMMUNICATIONS DIRECTOR'S REPORT

### POLLY GREEN

Hello neighbors!

I hope you are enjoying the weekly e-newsletters which are full of great information and news about upcoming events. If you have any questions and you do not know who to contact, send an email to [info@bsia.net](mailto:info@bsia.net).

Join our Facebook Page and share why you love living in BSI.



## MEMBERSHIP ~ Wendy Heath

It's summertime!

Even though many of our neighbors have flown north for the summer season, there is still plenty for members of the Burnt Store Isles Association to do. Our Social Director and her team continue to plan events and activities available only to members, and the weekly email bulletin often includes information and news about Punta Gorda that is of interest to our community. I hope that as members of BSIA you choose to participate in some of these events, for the fun of it and perhaps to meet new neighbors and make new friends.

Meeting new neighbors and making new friends has become an important part of my life here in BSI, and it would be lovely if it is a part of your lives too. As I have mentioned before, it is you, the current members of BSIA who are our most important asset to gaining new members. I have finally been able to start reaching out to new residents with a "Welcome to the Neighborhood" gift bag which includes a packet of information about BSIA, the Burnt Store Isles Boat Club, Twin Isles Country Club, and City of Punta Gorda phone numbers. I encourage you to talk to your new neighbors to let them know about our community! I also encourage you to reach out to me at [Membership@bsia.net](mailto:Membership@bsia.net) with a street address for people moving in so that I can provide them with the Welcome package.

Remember to check the back page of this newsletter for your 2024 membership card. And as always, thank you for your support of the Burnt Store Isles community.

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## COMMUNITY STANDARDS ~ Faith Ferris



### BSI DEED RESTRICTIONS VS CITY CODE AND WHO TO TELL !!

**DIRTY ROOFS ...** Burnt Store Isles does “not” have a deed restriction that addresses existing homes having dirty roofs. However, the City of Punta Gorda does have a City Ordinance that requires roofs be cleaned when a structure has more than 20% of its exterior roofs, or exterior walls or other elements of the structure covered with dirt or mold, or be disfigured, cracked, or have peeling surface materials for a period of more than 30 consecutive days.

- **WHO TO TELL?????** ... You report a violation about the roofs you have noticed to the City Compliance Office, and they will send a letter of non-compliance to the homeowners requiring them to bring their home up to standard. Our Code Compliance Officer is Meredith Achtenberg, 941-575-3381, or email her at [machtenberg@cityofpuntagordafl.com](mailto:machtenberg@cityofpuntagordafl.com), or report a violation at the City Website at: <https://www.ci.punta-gorda.fl.us/i-want-to-/report/a-code-violation>

**DANGEROUS DOCKS ...** Burnt Store Isles does “not” have a deed restriction that addresses docks that are crumbling and dangerous. However, the City of Punta Gorda does have a City Ordinance that requires such docks to be either removed or repaired so as to conform with required standards.

- **WHO TO TELL?????** ... You report a violation about a dangerous dock you have noticed to the City Compliance Office, and they will send a letter of non-compliance to the homeowners requiring them to bring their dock up to standard. Our Code Compliance Officer is Meredith Achtenberg, 941-575-3381, or email her at [machtenberg@cityofpuntagordafl.com](mailto:machtenberg@cityofpuntagordafl.com), or report a violation at the City Website at: <https://www.ci.punta-gorda.fl.us/i-want-to-/report/a-code-violation>

**INOPERABLE BOAT LIFTS ...** Burnt Store Isles does “not” have a deed restriction that addresses inoperable boat lifts. However, the City of Punta Gorda Ordinance considers an inoperable lift a violation.

- **WHO TO TELL?????** ... You report a violation about the boat lift you have noticed to the City Compliance Office, and they will send a letter of non-compliance to the homeowners requiring them to bring their lift up to standard. Our Code Compliance Officer is Meredith Achtenberg, 941-575-3381, or email her at [machtenberg@cityofpuntagordafl.com](mailto:machtenberg@cityofpuntagordafl.com), or report a violation at the City Website at: <https://www.ci.punta-gorda.fl.us/i-want-to-/report/a-code-violation>

**REAL ESTATE SIGNS ...** BSI “does” have a Deed Restriction about the size of “For Sale and “For Rent” signs at 6”X 8”. However, the BSIA Board also has authority to allow signs at a different size which has been allowed for “Open House” signs since they are temporary for one day and support our neighbors planning to relocate. Regardless of sign size, it is not recommended that anyone trespass on another owner’s property and remove signs.

- **WHO TO TELL?????** ... Please report signage that does not meet the BSI Deed Restriction to the Standards Director at: [standards@bsia.net](mailto:standards@bsia.net). The property owner and/or real estate agent will be contacted to remove and replace the sign with the appropriate sign.

## SPECIAL PROJECTS ~ Kathy Martinelli



We had another successful Shredder Day held at the Twin Isles Country Club on April 20th. Over 3 tons of paper was sent to be shredded. Over 100 BSIA and TICC members participated in the event.

A big thank you to Ashley at TICC for allowing us to use their parking lot!

Below are our hardworking BSIA members:

Brian Bender, Bill Page, Lee Brandt, Wanda Daugherty, Polly Green, Wendy Brandt, Kathy Martinelli.



Now for an update on the monument at the corner of Madrid and Tripoli Blvd.

The monument has been reduced in size to three feet high to allow for better visibility at the intersection. It will be painted, and lettering replaced as soon as the construction in that area is complete. Sod will then be placed around the monument to complete the project.

Please tell your neighbors to join BSIA. We need their support!

Have a wonderful summer. Stay cool and hydrated!

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# TREASURER'S REPORT

## Lee Brandt

### Burnt Store Isles Association, Inc Burnt Store Isles Association Budget vs. Actual From Jan 2024 to Apr 2024

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$21,343.66	\$23,500.00	(\$2,156.34)	90.82%
4200 - New Construction Fees	\$500.00	\$2,000.00	(\$1,500.00)	25.00%
4300 - Directory Ads	\$1,995.00	\$2,500.00	(\$505.00)	79.80%
4350 - Newsletter Ads	\$2,233.20	\$4,500.00	(\$2,266.80)	49.63%
4400 - Interest Income	\$60.66	\$450.00	(\$389.34)	13.48%
4600 - 50/50	\$175.00	\$0.00	\$175.00	0.00%
4610 - Misc. Income	\$15.00	\$50.00	(\$35.00)	30.00%
4620 - Badges - Member Paid	\$20.00	\$0.00	\$20.00	0.00%
4700 - Events - Member Paid	\$1,468.70	\$2,800.00	(\$1,331.30)	52.45%
<b>Total - Income</b>	<b>\$27,811.22</b>	<b>\$35,800.00</b>	<b>(\$7,988.78)</b>	<b>77.68%</b>
<b>Gross Profit</b>	<b>\$27,811.22</b>	<b>\$35,800.00</b>	<b>(\$7,988.78)</b>	<b>77.68%</b>
<b>Expense</b>				
6100 - Landscaping Reserve	\$1,000.00	\$1,000.00	\$0.00	100.00%
6150 - Landscaping/Property Mgmt	\$2,840.00	\$2,840.00	\$0.00	100.00%
6300 - Directory Preparation	\$1,115.63	\$1,250.00	(\$134.37)	89.25%
6350 - Newsletter Preparation	\$1,591.78	\$6,000.00	(\$4,408.22)	26.53%
6400 - Legal Fees	\$1,152.83	\$3,500.00	(\$2,347.17)	32.94%
6420 - Liability Insurance	\$3,096.00	\$2,800.00	\$296.00	110.57%
6500 - Donation Given	\$0.00	\$250.00	(\$250.00)	0.00%
6620 - Badges	\$25.03	\$50.00	(\$24.97)	50.06%
6700 - Events Member Paid	\$950.00	\$2,800.00	(\$1,850.00)	33.93%
6710 - Events BSIA Paid	\$729.42	\$2,200.00	(\$1,470.58)	33.16%
6730 - Storage Unit Rent	\$274.32	\$300.00	(\$25.68)	91.44%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$7.10	\$200.00	(\$192.90)	3.55%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6800 - Software	\$0.00	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$159.90	\$2,600.00	(\$2,440.10)	6.15%
6820 - Web Emails Constant Contact	\$1,246.08	\$800.00	\$446.08	155.76%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$1,304.72	\$1,000.00	\$304.72	130.47%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6920 - Surveillance Cameras	\$77.87	\$0.00	\$77.87	0.00%
6930 - Meeting Room Rent	\$0.00	\$675.00	(\$675.00)	0.00%
6940 - Shredder Day	\$600.00	\$625.00	(\$25.00)	96.00%
6950 - Banners	\$78.93	\$0.00	\$78.93	0.00%
<b>Total - Expense</b>	<b>\$16,310.86</b>	<b>\$29,455.00</b>	<b>(\$13,144.14)</b>	<b>55.38%</b>
<b>Net Ordinary Income</b>	<b>\$11,500.36</b>	<b>\$6,345.00</b>	<b>\$5,155.36</b>	<b>181.25%</b>
<b>Net Income</b>	<b>\$11,500.36</b>	<b>\$6,345.00</b>	<b>\$5,155.36</b>	<b>181.25%</b>





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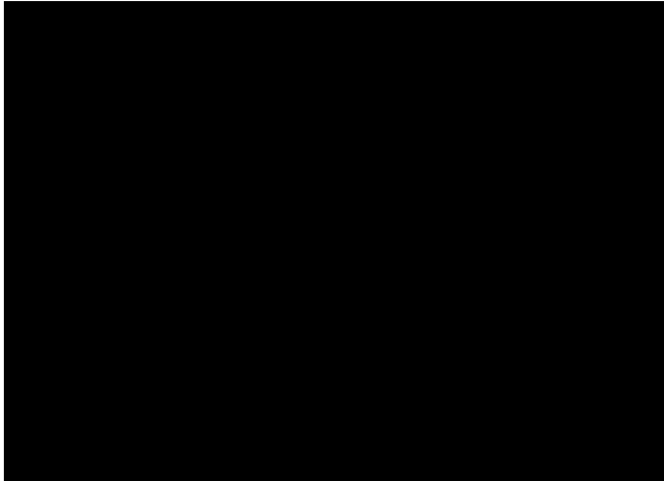
**4 LOCATIONS TO BETTER SERVICE YOU**

<b>SARASOTA</b> 8311 N. Tamiami Trail 941-360-0088	<b>PORT CHARLOTTE</b> 1189 Tamiami Trail 941-255-1555	<b>PLACIDA</b> 15001 Gasparilla Road 941-697-1000	<b>NORTH FORT MYERS</b> 14531 N. Cleveland Ave. 239-599-9069
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