

# Burnt Store Isles Association Board of Directors Meeting Minutes

Approved 3.3.2023

In-Person Meeting Held at Twin Isles Country Club  
February 3, 2023  
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) – CAPTAIN NAHRA

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Captain Nahra remarks covered the following topics:

- A speed study and radar logger have been conducted on Tripoli; the data from both captures are in sync. There was an expanded commentary from meeting guests expressing their concern about speeders.
- Other traffic matters were elevated:
  - Captain noted that year over year (2022 over 2021) car crash analysis yielded an increase of nearly 70, with no notable patterns.
  - Inquiry about traffic light synchronization on Highway 41.
  - Inquiry regarding use of golf carts, confirming that road use requires the vehicle to be registered. Captain Nahra will suggest a community education notice on their website. Jenny will repost the information in a future newsletter.
- Discussion about hobby activities permitted in garages and on overnight parking issues clarified that any complaints cannot be made anonymously.
- Captain Nahra described the value of the volunteer police force, numbering 65-70 people who commit to at least 8 hours of service each month after having completed rigorous training. There is a records team, bike patrol team, vehicle patrol team and a marine patrol team.

## 2 ROLL CALL –

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Officers Present

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

Directors Present

Faith Ferris, Community Standards  
Jenny Anderson, E Communications  
Brian Bender, Legal Liaison  
Dave Elkins, Neighborhood Security  
Kathy Martinelli, Special Projects

Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory (not able to attend today's meeting)  
David Elkins – Advertising Sales

Excused:

Mary Boeringer, Planning  
John Bothwell (JB) - Membership  
Wanda Daugherty, Social  
Bill Courtney, Past President

**A quorum has been established.**

Other Attendees:

Dina Azzaro – BSI Resident and BSIA Member  
Rich Bevak – BSI Resident and BSIA Member  
David DeGerome, BSI Resident and BSIA Member  
Bryan Demarchis – BSI Resident and BSIA Member  
Bob Fritz - BSI Resident and BSIA Member  
Debra Overturf – BSI Resident and BSIA Member

### 3 REVIEW AND APPROVE BOARD MEETING MINUTES

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Faith moved, seconded by Dave, to approve the Minutes dated January 6, 2023. Motion carried.

### 4 OFFICER'S REPORTS

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#### **President – Bill Page**

- Bill highlighted the open forum workshop being co-sponsored by Burnt Store Isles Association and Twin Isles Country Club to address homeowners' rights on matters related to insurance. February 9, 2023. A public adjustor and attorney will be able to field questions. Patricia will collect and consolidate questions. Additional workshops will be planned as needed.
- Bill reminded those in attendance that the north bound US 41 street plan is open for public comment.
- There was a brief discussion about the Fisherman's Village development.

#### **Vice President – Patricia Iorio**

- Patricia reported that there were 2 new construction requests in January, approved, both from West Coast Builders.
- Several new construction projects are in the pipeline but not yet submitted.

#### **Secretary – Charmaine Ponkratz**

- Charmaine indicated that she will be traveling next month. Post meeting note: Kathy Martinelli has graciously offered to take notes.

#### **Treasurer – Lee Brandt**

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

- **Financial Reports** – Budget vs. Actual January 2023
- **Checking Account Balances**

*(See detail at the end of these minutes.)*

- Lee celebrated the fact that revenues exceed expenses at this time of year. Additionally, it was noted that the Comedy Club event will likely generate a surplus.

### 5 OLD BUSINESS – NONE

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### 6 NEW BUSINESS - COVERED IN PRESIDENT'S REPORT

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### **Community Standards – Faith Ferris**

- Faith reported that 34 roof applications have been approved. 3 pool cage/landscaping applications have been approved. Faith indicated that every effort will be made to process applications expeditiously.
- Several letters for various deed restrictions violations have been issued.
- There was extended discussion about one particular home presenting a serious concern for a neighbor.

### **Communication – Jenny Anderson**

- Jenny reported that 130 membership renewal reminder letters were sent via US Post, noting that some had moved.
- There are 60 members who have indicated that they requested official communication via US Post even though they also receive routine communications via email. Jenny will contact them to clarify their preferences.
- Jenny and Diane will start working on the directory. It was noted that the membership signs can be removed from the BSI entrances.
- Jenny and Faith advanced the idea of purchasing software that could be used to create fillable e-forms. This could be used for the membership form, architectural approval form, even social event sign-up. There was general consensus that this should be pursued.

### **Legal Liaison – Brian Bender**

- Brian indicated that there seems to be progress with the Lewis McGuire construction issue.

### **Membership – John Bothwell (J.B.)**

- In JB's absence it was noted that there are 491 members currently.

### **Neighborhood Security – Dave Elkins**

- Dave referred to the discussion at the top of the meeting with Captain Nahra.

### **Planning – Mary Boeringer - no report**

### **Social – Wanda Daugherty**

- Wanda submitted a report in advance: the Comedy Show is completely sold out. 25 attended the Escape Room event which was a big success – picture are posted. Currently over 30 signed up for the yard sale, with more signing up everyday. March is the picnic and on the 30<sup>th</sup> is darts night.

### **Special Projects – Kathy Martinelli**

- Pence Landscaping is on board to do the work in 2023 for the same price. Kathy will coordinate the signing of the contract.
- The entrance islands are being upgraded.
- Shredder day is May 5, 2023
- A survey is being contemplated to determine the main concerns of the association members.
- Consideration is being given to adding either BSIA license plate holders or magnets to the store inventory.
- Signage question – when shall the association revert to the signage limitations of the Deed Restrictions. It is noted that this will require a legal inquiry to determine if the association's position is defensible.

Post meeting reference information. From the November 4, 2022 minutes: Builders' Signs – Brian asked if contractor signs are allowed now in the BSI community. It was discussed that these signs, at present, can be of value to other residents in the community to view, if they too are searching for contractors to repair their residences. As such these signs are allowable for the present time, due to the mitigating circumstances caused by Hurricane Ian.

From the BSI Deed Restrictions: #18. Signs and Displays: no signs shall be erected or displayed on this property or on any structure, except that the Grantor may allow a sign to be erected at its discretion, if the placement and character, form and size of such sign be first approved in writing by the Grantor. This provision shall not apply to "For Sale" or "For Rent" signs which may be displayed. There shall not be, however more than one "For Sale" sign on any property under contiguous ownership, and no "For Sale" or "For Rent" sign shall be in excess of 6" x 8" in size.

**Past President – Bill Courtney – no report**

**8 PUBLISHER REPORTS**

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

- The newsletter is at the printer.

**Directory – Diane Peterson – see Communications Report**

**Advertising Sales - Dave Elkins**

- No change in advertising.

**9 GUEST /MEMBER COMMENTS OR ISSUES**

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- Previously noted in update from Punta Gorda Police Department and Community Standards report.
- A wildlife guardian reminded residents to be aware of duck crossings in our neighborhoods.

**10 Other Topics Discussed Prior to Meeting End**

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There were no topics discussed that apply to this category.

**11 ADJOURN**

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

Meeting adjourned at 10:40 AM

The next Board Meeting is planned to be held on Friday, March 3, 2023.

The next meeting will be "In-Person" and held at the Twin Isles Country Club.

Respectfully submitted by Charmaine Ponkratz, Secretary

**Bank Summary – reported at 2.3.2023 meeting – as of January 31, 2023**

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Checking	Current Balance	Available Balance
Operating xxxxxx3729	\$38,765.63	\$39,706.63
Reserve Xxxxxx3750	\$52,532.21	\$52,532.21

TOTAL

\$91,297.84

\$92,238.84

## Burnt Store Isles Association, Inc

## Burnt Store Isles Association

## Budget vs. Actual

Jan 2023

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$21,373.45	\$23,500.00	(\$2,126.55)	90.95%
4200 - New Construction Fees	\$500.00	\$3,000.00	(\$2,500.00)	16.67%
4300 - Directory Ads	\$1,287.50	\$2,300.00	(\$1,012.50)	55.98%
4350 - Newsletter Ads	\$3,083.01	\$4,500.00	(\$1,416.99)	68.51%
4400 - Interest Income	\$0.00	\$50.00	(\$50.00)	0.00%
4610 - Misc. Income	\$0.00	\$100.00	(\$100.00)	0.00%
4620 - Badges - Member Paid	(\$24.23)	\$0.00	(\$24.23)	0.00%
4700 - Events - Member Paid	\$0.00	\$2,800.00	(\$2,800.00)	0.00%
<b>Total - Income</b>	<b>\$26,219.73</b>	<b>\$36,250.00</b>	<b>(\$10,030.27)</b>	<b>72.33%</b>
<b>Gross Profit</b>	<b>\$26,219.73</b>	<b>\$36,250.00</b>	<b>(\$10,030.27)</b>	<b>72.33%</b>
<b>Expense</b>				
6100 - Landscaping Reserve	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6150 - Landscaping/Property Mgmt	\$710.00	\$5,560.00	(\$4,850.00)	12.77%
6300 - Directory Preparation	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6350 - Newsletter Preparation	\$0.00	\$4,800.00	(\$4,800.00)	0.00%
6400 - Legal Fees	\$27.50	\$4,000.00	(\$3,972.50)	0.69%
6420 - Liability Insurance	\$0.00	\$2,800.00	(\$2,800.00)	0.00%
6500 - Donation Given	\$0.00	\$250.00	(\$250.00)	0.00%
6620 - Badges	\$0.00	\$50.00	(\$50.00)	0.00%
6700 - Events Member Paid	\$0.00	\$2,900.00	(\$2,900.00)	0.00%
6710 - Events BSIA Paid	\$0.00	\$2,200.00	(\$2,200.00)	0.00%
6730 - Storage Unit Rent	\$8.52	\$65.41	(\$56.89)	13.03%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$129.89	\$100.00	\$29.89	129.89%
6770 - Safe deposit Rent	\$100.00	\$100.00	\$0.00	100.00%
6800 - Software	\$104.93	\$100.00	\$4.93	104.93%
6820 - Web Emails Constant Contact	\$0.00	\$588.00	(\$588.00)	0.00%
6830 - State Fees	\$0.00	\$65.00	(\$65.00)	0.00%
6900 - Misc. Expense	\$0.00	\$500.00	(\$500.00)	0.00%
6920 - Surveillance Cameras	(\$48.00)	\$0.00	(\$48.00)	0.00%
6930 - Meeting Room Rent	\$0.00	\$675.00	(\$675.00)	0.00%
6940 - Shredder Day	\$0.00	\$645.00	(\$645.00)	0.00%
6950 - Banners	\$0.00	\$120.00	(\$120.00)	0.00%
<b>Total - Expense</b>	<b>\$1,032.84</b>	<b>\$27,718.41</b>	<b>(\$26,685.57)</b>	<b>3.73%</b>
<b>Net Ordinary Income</b>	<b>\$25,186.89</b>	<b>\$8,531.59</b>	<b>\$16,655.30</b>	<b>295.22%</b>
<b>Net Income</b>	<b>\$25,186.89</b>	<b>\$8,531.59</b>	<b>\$16,655.30</b>	<b>295.22%</b>