

Burnt Store Isles Association Board of Directors MEETING Minutes

Approved 12.1.2023

In-Person Meeting Held at Twin Isles Country Club

November 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) – no report

2. Roll Call –

Officers Present

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

Directors Present

Faith Ferris, Community Standards
Jenny Anderson, E. Communications
Brian Bender, Legal Liaison
Wendy Heath Brandt, Membership
David Elkins, Neighborhood Security
Mary Boeringer, Planning
Wanda Daugherty, Social

Bill Courtney, Past President

Other Board and Committee Representatives

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

Excused:

Kathy Martinelli, Special Projects

A quorum has been established.

Other Attendees:

Rich and Pam Bevak, BSI Residents and BSIA Members
Bob Fritz, BSI Resident and BSIA Member
Joanne Ziemer, BSI Resident and BSIA Member
Dennis and Joann Williams, BSI Residents

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Faith and seconded by Brian to approve the Minutes dated October 6, 2023. Motion approved.

4. OFFICERS' REPORTS

President – Bill Page

- **Vacation Rental Regulations** – Bill encouraged contact directly with council members to express opinions.
- **Florida Representative Michael Grant** – Bill P. and Bill C. met with Representative Grant to discuss several topics of concern; at the centerpiece was the traffic patterns in the greater Burnt Store Road/Jones Loop Road/Highway 41 area. Rep. Grant suggested that the concerns be taken to the Charlotte County Legislative Delegation meeting on November 20 at the PGI Civic Center. Each speaker will have three minutes to make their concern known, so Bill and Bill are going to try and make the case that the traffic flow issue goes beyond BSI and will impact residents of future developments in the area.

Vice President – Patricia Iorio

- **New construction** – One approval. Pat also confirmed a guest inquiry about whether construction fees are still collected by the Association.

Secretary – Charmaine Ponkratz - no report

Treasurer – Lee Brandt

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

- **Financial Reports** – Budget vs. Actual October 2023 (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)
- Lee reported that the **Certificate of Deposit** will mature. By consensus, it is decided to withdraw the accumulated interest and renew the \$20,000 principal.
- About \$1,200, of the total \$4,500, has been paid toward the **monument re-sizing**
- Lee will be exploring the possibility of obtaining a **debit card** to make purchase transactions easier.

5. OLD BUSINESS – none

6. NEW BUSINESS -

- **Annual Meeting, November 14th at 3:00 p.m at Twin Isles Country Club**
Pat covered the meeting logistics to include registration, handouts and location details. Volunteers for the registration table were identified. 48 households have already registered; quorum is 10% (54). Only members are able to attend the meeting. To make it easy to join, Lee and Wendy will be available to

receive new members. Attendees are encouraged to bring a non-perishable item for the food drive. The lobby will be available for the welcome and registration. A cash bar will be available.

7 DIRECTORS' REPORTS

Community Standards – Faith Ferris

- Faith reported that there were 20 **new roof approvals** last month.
- **Tiki Hut** – It is noted that the issue of compliance lands with both the city code enforcement and BSI deed restrictions. A letter was issued giving the homeowner 120 days to remove or present an alternate plan for approval by both the city and BSI. There was reference to prior action by the Board in June 2023 regarding the handing of city code enforcement versus BSIA deed restrictions. By consensus, the Board gave guidance to Community Standards to initiate letters of non-compliance for all BSI deed restriction violations and to direct residents to Punta Gorda Code Compliance for all matters of code restriction violations.
- **Di Leuca/Tripoli** – Faith reported that she attended the code enforcement meeting at which the city initiated a penalty for the neglected yard maintenance.

E-Communication – Jenny Anderson

- Jenny reported that she is continuing the **transition** of e-communication tasks to Polly, nominee for the position, beginning in 2024.

Legal Liaison – Brian Bender

- 3907 Madrid Court – Metal Roof – Brian reported that there was no response from the homeowner to the two-week window for mediation. As a result, a formal complaint letter has been issued by the BSI lawyer, effectively initiating a lawsuit.

Membership – Wendy Heath Brandt – no report

Neighborhood Security – Dave Elkins

- Dave reported that the light at the Monaco entry is still not working.
- The City Manager has indicated an interest in attending a future BSIA Board meeting. By consensus, that was seen as favorable, and Bill P. will coordinate that for a future meeting agenda.

Planning – Mary Boeringer – no report

Social – Wanda Daugherty

- Wanda offered the following upcoming events:
 - **Fairy Hair** in November
 - **Glo Ride** – December 12 – a 4-mile lighted bike ride – starting at Candia.
 - **Christmas Party** – December 16 – Twin Isles Country Club.
 - **Sunset Conch Blow** – December 31 – BSIA will rent the pavilion at Gilcrest Park. Residents are encouraged to bring finger food, BYOB cooler and lawn chairs.
 - **Comedy Show** – at the end of February.
 - **Picnic** – March 16.
- Twin Isles Country Club has expressed interest in co-sponsoring a **ladies' day event**. Wanda will explore.
- Wanda informed the Board and guests of a local organization with a charitable mission; **Power of 100**.

Special Projects – Kathy Martinelli

Bill confirmed that the Tripoli and Madrid Monument deposit has been issued, construction start date to be determined.

Past President – Bill Courtney – no report

8 PUBLISHER REPORTS

Newsletter (published 3 times a year) - Diane Peterson - no report

Directory – Diane Peterson - no report

Advertising Sales - Dave Elkins - no report

9 GUEST /MEMBER COMMENTS OR ISSUES

- Member concerns centered around how the BSIA Deed Restrictions can be given more visibility for both new homebuyers and existing residents so that the high standards and continued desirability of the neighborhood can be maintained.

10 Other Topics Discussed Prior to Meeting End

There were no topics discussed that apply to this category.

11 ADJOURN

It was moved by Wanda and seconded by Dave to adjourn the meeting. Motion approved.

Meeting adjourned at 10:20 AM

The next Board Meeting is planned to be held on Friday, December 1, 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 11.3.2023 meeting – as of October 31, 2023

Checking	xxxxxx3729	Current Balance
		\$ 25,742.58
Money Market	Xxxxxx3750	\$ 32,679.44
Certificate of Deposit		\$ 20,000.00
TOTAL		\$ 78,422.02

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Budget vs. Actual
From Jan 2023 to Oct 2023

Ordinary Income/Expense Income

FINANCIAL ROW

Income	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
4100 - Membership Dues	\$23,697.65	\$23,500.00	\$197.65	100.84%
4200 - New Construction Fees	\$2,750.00	\$3,000.00	(\$250.00)	91.67%
4300 - Directory Ads	\$1,387.50	\$2,300.00	(\$912.50)	60.33%
4350 - Newsletter Ads	\$4,251.61	\$4,500.00	(\$248.39)	94.48%
4400 - Interest Income	\$116.01	\$50.00	\$66.01	232.02%
4500 - Donations Received	\$1,020.00	\$0.00	\$1,020.00	0.00%
4600 - 50/50	\$135.00	\$0.00	\$135.00	0.00%
4610 - Misc. Income	\$0.00	\$100.00	(\$100.00)	0.00%
4620 - Badges - Member Paid	\$140.34	\$0.00	\$140.34	0.00%
4700 - Events - Member Paid	\$4,370.00	\$2,800.00	\$1,570.00	156.07%
Total - Income	\$37,868.11	\$36,250.00	\$1,618.11	104.46%
Gross Profit	\$37,868.11	\$36,250.00	\$1,618.11	104.46%
Expense				
6100 - Landscaping Reserve	\$1,320.39	\$1,000.00	\$320.39	132.04%
6150 - Landscaping/Property Mgmt	\$11,979.48	\$11,950.00	\$29.48	100.25%
6300 - Directory Preparation	\$1,071.77	\$1,000.00	\$71.77	107.18%
6350 - Newsletter Preparation	\$3,618.95	\$4,800.00	(\$1,181.05)	75.39%
6400 - Legal Fees	\$1,034.68	\$4,000.00	(\$2,965.32)	25.87%
6420 - Liability Insurance	\$2,711.35	\$2,800.00	(\$88.65)	96.83%
6500 - Donation Given	\$100.00	\$250.00	(\$150.00)	40.00%
6620 - Badges	\$198.04	\$50.00	\$148.04	396.08%
6700 - Events Member Paid	\$4,024.00	\$2,900.00	\$1,124.00	138.76%
6710 - Events BSIA Paid	\$714.35	\$2,200.00	(\$1,485.65)	32.47%
6730 - Storage Unit Rent	\$631.59	\$654.16	(\$22.57)	96.55%
6750 - PO Box Rental	\$194.00	\$200.00	(\$6.00)	97.00%
6760 - Postage and Delivery	\$377.39	\$100.00	\$277.39	377.39%
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	\$631.40	\$588.00	\$43.40	107.38%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$157.54	\$500.00	(\$342.46)	31.51%
6920 - Surveillance Cameras	\$657.88	\$0.00	\$657.88	0.00%
6930 - Meeting Room Rent	\$0.00	\$675.00	(\$675.00)	0.00%
6940 - Shredder Day	\$600.00	\$645.00	(\$45.00)	93.02%
6950 - Banners	\$51.46	\$120.00	(\$68.54)	42.88%
Total - Expense	\$30,340.45	\$34,697.16	(\$4,356.71)	87.44%
Net Ordinary Income	\$7,527.66	\$1,552.84	\$5,974.82	484.77%
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