

In-Person Meeting Held at Twin Isles Country Club  
Friday, November 7, 2025  
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**

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**2. ROLL CALL**

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Officers Present

Bill Page, President  
Pat Iorio, Vice President [Participated via conference call]  
Jan Draber, Secretary  
Lee Brandt, Treasurer

Directors Present

Bill Courtney, Community Relations  
Wendy Heath Brandt, Membership  
David Elkins, Neighborhood Security  
Polly Green, E-Communications  
Connie Higgins, Special Projects  
Tracy Sage, Social

Excused

Kathy Martinelli, Standards

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  
Maureen Martin, BSIA member and future candidate for the office of Treasurer  
Mr. & Mrs. Rich Bevak, BSIA members

**3. REVIEW AND APPROVE BOARD MEETING MINUTES**

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It was moved by Wendy Brandt and seconded by Polly Green to approve the minutes of the October 3<sup>rd</sup> board meeting dated October 13, 2025. Motion approved.

#### 4. OFFICERS' REPORTS

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##### **President – Bill Page**

- Bill opened the meeting by reporting on an issue related to the properties at 3930 San Rocco Drive. The developer purchased two lots in 2022 and has been dealing with the zoning board incurring significant expenses throughout the process. There was an open question regarding set back and the city agreed to allow a reduction of 10 feet from the standard 25-foot setback, despite the BSIA deed restrictions indicating a different standard.

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

- Pat noted that there has not been any activity on the new construction front.
- Pat reported that the joint SCAM/CHEC presentations in October were well attended and the feedback has been positive. Jan Draber added that she has also heard positive things from members and non-member residents who thanked the board for sponsoring such a successful event.

##### **Secretary – Jan Draber –**

- Jan reminded the group that she will be unable to attend the November 13<sup>th</sup> annual meeting. Charmaine Pomkrantz will take the notes on her behalf.

##### **Treasurer – Lee Brandt**

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

- **Financial Reports** – Budget vs. Actual October 2025. (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)
  - Lee noted that as far as the separate appeal fund, there have been a number of small disbursements to both the appeals attorney and our current attorney.
  - The incoming advertising money from Ingman Marine is still pending.

#### 5. OLD BUSINESS

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- Vice President Pat Iorio provided an overview of the details for the upcoming annual meeting. She confirmed that four board members will man the check-in desks. There will be a desk to process new memberships and renewals. A 10% quorum is required and Wendy noted that a couple counts as '1' vote. There will be a 50-50 drawing. Polly will include ticket price information in the upcoming weekly.
- Pat asked the board to confirm the documents that will be shared in hard copy at the meeting. The 2026 budget and anticipated 4<sup>th</sup> quarter spending will be printed back-to-back. The agenda and the ballot will be printed back-to-back as the second handout.
- As of this meeting, there are still no eligible candidates for the offices of President and Legal representative.

#### 6. NEW BUSINESS – NONE

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#### 7 DIRECTORS' REPORTS

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##### **Community Standards – Kathy Martinelli – No Report**

### **E-Communication – Polly Green –**

- Polly noted that she had not yet seen the hardcopy newsletters arriving in the mail. President Bill Page noted that we were delayed in meeting the publisher's deadline for input for the annual meeting. It has now been compiled and printed by the contractor and should be arriving in BSI mailboxes shortly.

### **Legal Liaison – Brian Bender**

- Brian noted that the recent zoom call with our attorney was well received by board members and very informational. The call was recorded and Bill Page will post the recording on the web site in the near future.
- Brian added that the draft of the brief for the appeal has been written and is being reviewed. Our appeals attorney requested and was granted an extension to file the brief. The hearing will take place in 2026 but no specific date has been provided yet.

### **Membership – Wendy Heath Brandt**

- Wendy reported that membership increased by 8 bringing the current total to 469 members. In addition, she noted that as of today's date, 125 members have processed their renewals which is a significant increase over the pattern in recent years.

### **Neighborhood Security – David Elkins**

- Dave reported that there are still a number of issues regarding the property on Palermo where multiple vehicles are parked illegally. The police department has visited multiple times and has issued tickets. City Code Enforcement also issued notice regarding the lack of protection around the pool at this same property (no fence, no lanai screening) and they required the property owner to erect an orange fence around the pool.
- Dave noted the illegal dumping incident that has received a lot of attention on Next Door was dealt with by asking the property owner to retrieve and remove the items from the homeowner's dumpster. Dave reminded everyone to tell their friends and neighbors to call the PGPD non-emergency number to report these types of incidents.
- Lastly, Dave shared the PGPD has positioned a vehicle on Monaco and that has been effective in catching speeders and people driving through the stop signs at the corner of Tripoli and Monaco.

### **Social – Tracy Sage**

- Tracy reported that both the Fairy Hair and the Dart Tournament events were not as well attended as in the past.
- She shared that planning for the annual Christmas party is well underway and she is getting some assistance from past social chair Wanda Daugherty. The party is scheduled for the evening of December 13, 2025.
- Tracy noted that her committee has decided to hold the Glow Ride. This event will take place on the evening of Tuesday, December 16, 2025. She said she will need volunteers to be on the streets to help monitor and ensure the safety of riders.

### **Special Projects – Connie Higgins –**

- Connie thanked Bill Courtney for installing new brackets on the monuments facilitating hanging banners for BSIA events.
- Connie shared that she had an idea to pursue corporate sponsorships for some of our BSIA events. She has done a good amount of internet research using a list of local businesses to understand their policies for supporting organizations such as ours that are 501-C7 vs. 501-3C. It appears that businesses such as Publix, Walmart and Walgreens have policies endorsing

organizations that align with their own public service missions such as supporting the homeless, veterans etc. The group suggested that in lieu of the bigger companies that some of the smaller local businesses that surround BSI may be interested in sponsoring events. The board gave Connie endorsement to continue her research and the topic will be discussed at a future meeting.

### **Community Relations– Bill Courtney –**

- Bill reported that the 1% sales tax committee is about to begin reviewing the next batch of proposed projects in advance of forwarding the project list to city council for consideration. He reiterated that the majority of the projects reviewed to date are focused on infrastructure needs such as flood water management and sidewalk improvements.
- He also shared that the L-shaped property near the Monaco drive entrance to BSI has been sold. It starts on Monaco and runs north on 41. It is zoned “highway commercial”. Bill also noted additional businesses are going in in front of the Home Depot property, likely adding to congestion at that location. The potential placement of a traffic signal at the exit from Home Depot onto Burnt Store Road is on the list of possible projects for the 1% sales tax use.

### **Past President – Bill Courtney – No Report**

## **8 PUBLISHER REPORTS**

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Newsletter (published once a year) - Diane Peterson

- See the discussion [above] in the “E-Communications” portion of today’s meeting.

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins – No report

## **9 GUEST /MEMBER COMMENTS OR ISSUES**

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- Mr. Bevak asked if we had a list of BSIA deed restrictions that differ from City of Punta Gorda code enforced restrictions. Bill Courtney replied and indicated that the BSIA deed restrictions are likely nearly the same except that the city does not deal with property aesthetics. Specifically of the 28 deed restrictions – 14 of the 28 are generally similar, 8 of the restrictions are no applicable, and 6 are worded differently and slightly more restrictive.

## **10 OTHER TOPICS DISCUSSED PRIOR TO MEETING –**

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- Several board members noted that the Twin Isles Country Club (TICC) has been sold to a new management company with a separate golf course management firm. The Board will follow up after the new company is in place to ensure that BSIA can continue in a working partnership and we will ask about arrangements such as our desire to continue to hold our monthly board meetings at the TICC facility. We will also follow up after the new dining room manager is hired to ensure that our planned social events are on the calendar.

## **11 ADJOURN**

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It was moved by Brian Bender and seconded by Lee Brandt to adjourn the meeting. Motion approved. Meeting adjourned at 10:30 a.m.

The next Board Meeting is planned to be held on Friday, December 5, 2025. The start time for this meeting will be 8:30 a.m. for BSIA Board Members only. The formal meeting will be “In-Person” and held at the Twin Isles Country Club and begin at 9:00 a.m.

Respectfully submitted by Jan Draber, Secretary

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association**  
**Custom Cash Statement**  
**End of Oct 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$20,178.22
1201 - Money Market	\$6,852.10
<b>Total - Bank Accounts</b>	<b>\$27,030.32</b>
<b>Total Cash</b>	<b>\$27,030.32</b>

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association (Consolidated)**  
**Budget vs. Actual**  
**From Jan 2025 to Oct 2025**

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$23,195.09	\$25,000.00	(\$1,804.91)	92.78%
4200 - New Construction Fees	\$750.00	\$2,000.00	(\$1,250.00)	37.50%
4300 - Directory Ads	\$1,667.50	\$2,000.00	(\$332.50)	83.38%
4350 - Newsletter Ads	\$1,420.14	\$2,600.00	(\$1,179.86)	54.62%
4400 - Interest Income	\$1,661.41	\$1,000.00	\$661.41	166.14%
4500 - Donations Received	\$40.00	\$0.00	\$40.00	0.00%
4600 - 50/50	\$0.00	\$100.00	(\$100.00)	0.00%
4610 - Misc. Income	\$590.00	\$50.00	\$540.00	1,180.00%
4620 - Badges - Member Paid	\$110.00	\$120.00	(\$10.00)	91.67%
4700 - Events - Member Paid	\$717.50	\$2,000.00	(\$1,282.50)	35.88%
<b>Total - Income</b>	<b>\$30,151.64</b>	<b>\$34,870.00</b>	<b>(\$4,718.36)</b>	<b>86.47%</b>
<b>Gross Profit</b>	<b>\$30,151.64</b>	<b>\$34,870.00</b>	<b>(\$4,718.36)</b>	<b>86.47%</b>
<b>Expense</b>				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$7,100.00	\$8,520.00	(\$1,420.00)	83.33%
6300 - Directory Preparation	\$1,402.05	\$1,250.00	\$152.05	112.16%
6350 - Newsletter Preparation	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6400 - Legal Fees	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6410 - Attorney Fees Reserves	\$43,247.82	\$42,592.00	\$655.82	101.54%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$142.25	\$120.00	\$22.25	118.54%
6700 - Events Member Paid	\$463.19	\$2,000.00	(\$1,536.81)	23.16%
6710 - Events BSiA Paid	\$524.48	\$2,000.00	(\$1,475.52)	26.22%
6730 - Storage Unit Rent	\$701.43	\$864.00	(\$162.57)	81.18%
6750 - PO Box Rental	\$210.00	\$200.00	\$10.00	105.00%
6760 - Postage and Delivery	\$9.68	\$200.00	(\$190.32)	4.84%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$600.00	(\$600.00)	0.00%
6820 - Web Emails Constant Contact	\$819.00	\$800.00	\$19.00	102.38%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$2,118.14	\$500.00	\$1,618.14	423.63%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6920 - Surveillance Cameras	\$257.32	\$700.00	(\$442.68)	36.76%
6940 - Shredder Day	\$900.00	\$900.00	\$0.00	100.00%
<b>Total - Expense</b>	<b>\$61,490.22</b>	<b>\$70,661.00</b>	<b>(\$9,170.78)</b>	<b>87.02%</b>
<b>Net Ordinary Income</b>	<b>(\$31,338.58)</b>	<b>(\$35,791.00)</b>	<b>\$4,452.42</b>	<b>87.56%</b>
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