

In-Person Meeting Held at Twin Isles Country Club
Friday, October 3, 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) -

- Lt. Davoult attended and reported on the following items:
 - He shared that there have been recent occurrences of bit coin fraud taking place at “meet” locations resulting in significant monetary losses to city residents. He added that regarding other monetary scams, they have seen some successes resulting in significant reductions in monetary losses over last year.
 - He discussed the arson case that made the news and shared that the perpetrator is behind bars and that numerous federal agents have been working with PGPD on this case.
 - He shared that our County Clerk (Roger Eaton) has a link related to title fraud. Residents can go to the Clerk of Courts website to register their properties in order to receive alerts regarding title fraud activity.
 - The Lieutenant finished by sharing that he plans to continue to post a summary of PGPD calls for service on Next Door. He will post the summary about every 2-3 weeks.

2. ROLL CALL

Officers Present

Bill Page, President
Pat Iorio, Vice President
Jan Draber, Secretary
Lee Brandt, Treasurer

Directors Present

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

Excused

Brian Bender, Legal Liaison

Other Board and Committee Representatives

A quorum has been established.

Other Attendees:

Bob Fritz, BSIA member
Dave DeGerome, BSIA member
Maureen Martin, BSIA member and future candidate for the office of Treasurer
Mr. & Mrs. Rich Bevak, BSIA members
Peter Hansen and Laurel Phillips, BSIA members

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Wendy Brandt Dave and seconded by Bill Courtney to approve the minutes of the September board meeting dated September 12, 2025. Motion approved.

4. OFFICERS' REPORTS

President – Bill Page

- Bill began by mentioning that it is our practice not to include community issues in our weekly bulletins unless both sides of a topic can be presented. He received a recent inquiry regarding the upcoming discussion on boat covers in our canals. We did not include anything due to the aforementioned practice. Interested homeowners can attend an upcoming community discussion on this issue at the scheduled City Council meeting on October 8, 2025 at the Burnt Store Presbyterian Church.
- Bill also received commentary on active political canvassing that is underway. There is confusion among homeowners who think this is covered by the city-wide “no solicitation” policy. In Section 15, Chapter 45 of the Punta Gorda city code it is noted that political and religious canvassing are specifically excluded from the “No Solicitation” ban.

Vice President – Patricia Iorio

- Pat reported that she had received an application under the “new construction” umbrella for an addition to a home in BSIA. This is the first new construction activity in a while. She submitted the related check to the Treasurer.

Secretary – Jan Draber –

- Jan mentioned that she will be unable to attend the annual meeting in November and has asked past Board Secretary, Charmaine Pomkrantz to take the minutes in her place. She reminded Pat to be sure to provide a headcount to establish quorum at that meeting.
- Due to the fact that at recent board meetings there have been a number of guests, it is difficult to hear all conversations and makes it challenging to accurately capture discussion for the minutes. Jan asked that everyone in attendance at the monthly meetings be courteous, speak one at a time, and speak loudly and clearly so that everyone can benefit from the exchange.

Treasurer – Lee Brandt

Treasurer's Reports - Lee provided copies of the following reports to the Board which are actually YTD figures vs. end of the month:

- **Financial Reports** – Budget vs. Actual September 2025. *(See detail at end of these minutes.)*
- **Banking Account Balances** *(See detail at the end of these minutes.)*
- **Proposed Budget for Calendar Year 2026**
 - Lee presented the proposed 2026 balanced budget to the Board. Lee and Bill Page reviewed a number of budget expenses to ensure that all board members reaffirmed their particular items such that the budget could be finalized and sent to the printer to meeting the impending deadline. Estimates for web site and email maintenance and the landscaping contract were all confirmed.
 - It was noted that there is a \$1,000 legal fees placeholder.
 - Bill Courtney motioned and Wendy Brandt seconded that the proposed 2026 Budget be approved. Motion passed. The budget will be shared with all members at the November Annual Meeting and will be subject to a vote by the members in attendance. Due to the challenges of reviewing a detailed budget, Pat Iorio agreed to provide copies in writing to be shared at the meeting. The budget as approved at today's board meeting will also be included in the packet of materials shared in advance with BSIA members.

5. OLD BUSINESS

- Vice President Pat Iorio reminded everyone that the Annual Meeting scheduled for November 13, 2025 will begin at 1:00 p.m. She asked for volunteers for at least 4 board members to assist that day with meeting check-in and ensuring that no non-members attend. Dave Elkins, Connie Higgins and Kathy Martinelli take care of member check-in. Wendy Brandt will man the membership table. All volunteers should plan to arrive at Twin Isles Country Club no later than 12:30 p.m. on the day of the meeting. Tracy Sage and Pat Iorio have agreed to run the 50-50 at this event.
- A slide presentation will be shared at the meeting. Handouts will be distributed in hard copy to supplement the slide show. President Bill Page will send out the draft slide show presentation the week of October 5, 2025. Presenters should start with the slide deck from last year, only address slides pertaining to their office, and send modifications and additions to Bill as soon as possible. Bill reminded everyone that there is a requirement to distribute the annual meeting materials at least two weeks in advance (no later than October 31, 2025). The physical documents will be sent via email to all paid members.
- Pat indicated she intends to request a tentative RSVP for the annual meeting in order to gain an estimate of members who plan to attend. This will help with the logistics and setup of the room and audio-visual equipment.
- Pat mentioned that she has received over 40 reservations for the joint SCAM/CHEC presentations scheduled for October 16, 2025 from 3:00-5:00 p.m. at Twin Isles.
- Regarding the slate of officers for the 2026 BSIA Board, President Bill Page noted that there are still no nominees for the office of President. The previous nominee for Treasurer withdrew her nomination and Bill introduced Maureen Martin, a guest at today's meeting, who will be put forward as candidate for Treasurer. Regarding the opening for Legal Liaison, discussions are underway with a potential candidate. As a reminder, the positions of Membership Director and E-Communications are both up for renewal this year.

6. NEW BUSINESS – NONE

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy reported that there is not a lot of activity regarding applications forwarded to the standards committee. She noted that some residents are still submitting applications for approvals which is much appreciated while the appeal is pending.
- Kathy noted that she has an effective working relationship with the City of Punta Gorda code enforcement official which is very helpful.
- 50 roofs have been cleaned recently.
- There is an issue with a homeowner on Palermo regarding parking. Neighbors have complained about cars parked inappropriately and work trucks on the property and infringing on the neighbors. The city has yet to make a decision as to whether or not to cite the homeowner.

E-Communication – Polly Green –

- Polly mentioned that she will run a special bulletin announcing the joint Scam/CHEC presentations as a “free” event. She will include a note about the St. Vincent DePaul food drive and we will ask attendees to bring a canned good.
- She reported that the new membership forms will be available on the website effective immediately.
- In response to a question from a board member, Polly noted that we have a consistent 70% “open rate” on our newsletter. The group agreed this was very good response.

Legal Liaison – Brian Bender – No Report

- In Brian’s absence, President Bill Page reported that the appeal is still underway and that nothing much has changed since last month’s meeting. Legal expenses since July have been negligible.
- We are approaching the filing deadline for the appeal.
- Bill added that our attorney, Ed Wotitzky, has agreed to address questions from homeowners via a zoom call. The Board will present questions that were previously raised on the zoom calls and via email, all of which have been addressed by board members. Residents have requested input directly from our attorney. The Zoom call will be available for viewing on the website.
- One of the guests at today’s meeting asked for a copy of the opinion letter from earlier in the year that summarizes why our attorneys feel the appeal has a good chance of success. The letter should include the grounds for appeal.

Membership – Wendy Heath Brandt

- Wendy reported that we now have 461 members, which is a gain of 3 since last month.
- She indicated that she will have a membership table at the annual meeting allowing BSI residents to sign up and become new members at the time. She will also offer new membership sign-ups at the Scam/CHEC presentation on October 16th.
- She told us that she and Polly Green have been working on updating the new member application process for online registrations and Polly will test the process (in place and effective as of 10/1/2025) later this week.
- Wendy received a suggestion to map locations of current members against the map of homes in BSI. There was a thought that there may be areas that could be canvassed if there are streets where membership is limited thinking that nearby neighbors could reach out to others to encourage joining the organization.

Neighborhood Security – David Elkins

- Dave echoed the Lieutenant’s report on car break-ins and noted he had received several calls when this activity was taking place.
- In response to a police department inquiry to review security tapes from the BSIA cameras

related to this investigation, Dave reported that our cameras do not have effective night vision capabilities. He is still looking into how we might update the camera capabilities but at this time he does not have sufficient information to provide an estimate that could be included in the 2026 budget proposal.

Social – Tracy Sage –

- Tracy reminded everyone of this evening's monthly mixer at Twin Isles Country Club.
- She reported that planning for the dart tournament is well underway for later in the month of October.
- Tracy noted that the proposed budget item related to "funded social events" is less than the current year so we will have to manage how we determine how much to subsidize large social events.
- She is working with her committee on the remainder of 2025 events already on the calendar and together they will begin planning events for calendar year 2026.

Special Projects – Connie Higgins –

- Connie indicated she will change the date on the two entrance banners and will hang them in advance of the November annual meeting when the event gets closer.
- She mentioned that she will hold off committing to 2026 Shredder Day hours until after the budget discussion at the annual meeting.

Community Relations– Bill Courtney –

- Bill reminded everyone that the 1% sales tax funding planning is still underway. The committee he is serving on prepared their first set of proposed projects. As a reminder, the committee must adhere to the criteria for nominating projects for consideration. The criteria include infrastructure, health and safety and impact on jobs for example, and cannot include items related to operations and maintenance. A recent emphasis has been on rainfall and drainage impacts and potential related projects.

Past President – Bill Courtney – No Report

8 PUBLISHER REPORTS

Newsletter (published once a year) - Diane Peterson

- See the discussion [above] in the "New Business" portion of today's meeting. As noted, the volume of printed material is in direct correlation to the cost of printing.

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins – No report

9 GUEST /MEMBER COMMENTS OR ISSUES

- Mrs. Bevak reported that she feels that due to recent intervention by the PGPD, that contractors on Tripoli (and other streets in BSI) are doing a better of adhering to the requirement to place a cone behind their vehicles and trailers.
- One guest at today's meeting pointed out that the agenda was not posted in advance. Bill Page accepted responsibility for the lapse and will take steps to ensure this does not happen in the future.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING - NONE

11 ADJOURN

It was moved by Bill Courtney and seconded by Polly Green to adjourn the meeting. Motion approved. Meeting adjourned at 10:30 a.m.

The next Board Meeting is planned to be held on Friday, November 7, 2025. The meeting will be “In-Person” and held at the Twin Isles Country Club.

Respectfully submitted by Jan Draber, Secretary

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

FINANCIAL ROW	AMOUNT
Cash Accounts	
Bank Accounts	
1000 - Checking	\$8,825.11
1101 - CD's	\$10,000.00
1201 - Money Market	\$6,849.19
Total - Bank Accounts	\$25,674.30
Total Cash	\$25,674.30

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

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$23,195.09	\$25,000.00	(\$1,804.91)	92.78%
4200 - New Construction Fees	\$500.00	\$2,000.00	(\$1,500.00)	25.00%
4300 - Directory Ads	\$1,667.50	\$2,000.00	(\$332.50)	83.38%
4350 - Newsletter Ads	\$1,246.80	\$2,600.00	(\$1,353.20)	47.95%
4400 - Interest Income	\$1,384.81	\$1,000.00	\$384.81	138.48%
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	\$90.00	\$120.00	(\$30.00)	75.00%
4700 - Events - Member Paid	\$717.50	\$2,000.00	(\$1,282.50)	35.88%
Total - Income	\$29,431.70	\$34,870.00	(\$5,438.30)	84.40%
Gross Profit	\$29,431.70	\$34,870.00	(\$5,438.30)	84.40%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$6,390.00	\$8,520.00	(\$2,130.00)	75.00%
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	\$38,247.82	\$42,582.00	(\$4,344.18)	89.80%
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	\$626.24	\$864.00	(\$237.76)	72.48%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
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%
Total - Expense	\$55,495.03	\$70,661.00	(\$15,165.97)	78.54%
Net Ordinary Income	(\$26,063.33)	(\$35,791.00)	\$9,727.67	72.82%
Net Income	(\$26,063.33)	(\$35,791.00)	\$9,727.67	72.82%