

In-Person Meeting Held at Twin Isles Country Club  
Friday, April 4, 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) -**

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- Lt. Davoult reported that the PGPD staffing situation is rapidly improving with new hires on board, other individuals in the academy to attend training, and a couple of offers pending.
- He noted that a very successful Awards Night was recently held acknowledging awardees from both the paid staff and volunteers.
- Based on recent media attention regarding a situation on the Charlotte Harbor the lieutenant confirmed that the case had been assigned to the PGPD and that they are actively conducting an investigation.
- Bill Courtney asked if the PGPD would have any advice for us to share with our membership related to many “snow bird” homeowners heading north. Lt .Davoult responded that the department has a free program entitled “Away from Home”. Individuals can sign up online for the program which entails using the PGPD volunteers to conduct random checks on homes and to report any observed anomalies to the police department. He shared that the program has been successful in the past in identifying potential break-ins, water leaks and other issues. He said that although advisable for homeowners to prepare homes for storm season by pulling shutters, this could also advertise that no one is home. He noted that burglaries often occur undetected from the back of shuttered homes. His second suggestion was that homeowners sign up for one of several locally recognized home watch services.
- Lastly, as a follow-up to a recent board discussion, the lieutenant reaffirmed that PGPD would be happy to provide a presentation on scams. The presentation would include a discussion of credit card scams. We would open it up to BSIA members and others. He said we should count on about 1- 1 ½ hours because he includes a Q&A and there is usually a lot of interest in the topic. He asked that we identify a venue and if possible, estimate the number of attendees to ensure enough brochures. He said he did not need a large crowd to hold the briefing and would speak to any number of individuals. The group felt it important to try to do this before the end of April (to include snow birds) or wait until the fall. Vice President Pat Iorio agreed to contact Ashley at Twin Isles Country Club (TICC) but the general consensus was the timing might be tight to accomplish this before the end of the month. Polly added that she thought an afternoon start time (around 3 p.m.) may work better for members and could also generate some bar revenue for TICC.

## **2. ROLL CALL**

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Officers Present

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

## Directors Present

Wendy Heath Brandt, Membership  
Bill Courtney, Planning  
David Elkins, Neighborhood Security  
Polly Green, E-Communications  
Connie Higgins, Special Projects

## Other Board and Committee Representatives

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

## Excused:

Brian Bender, Legal Liaison  
Kathy Martinelli, Standards  
Tracy Sage, Social

## **A quorum has been established.**

## Other Attendees:

Bob Fritz, BSI resident and BSIA member  
Joe Lanza, BSI resident and BSIA member  
Joanne Nicholson, BSI resident an BSIA member

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

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It was moved by Bill Courtney and seconded by Dave Elkins to approve the Minutes dated March 7, 2025. Motion approved.

## **4. OFFICERS' REPORTS**

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### **President – Bill Page**

- Bill reported that regarding our legal case, the summary judgment was denied. This outcome means our efforts to get a quick, less expensive decision did not work.
- Bill noted that he followed up on numerous complaints about the loose palm fronds at the Monaco entrance to BSI. They fall quite frequently and land mostly on the open lots. He learned that there is palm frond cleanup included as part of the mowing program and added that we should be contacting the Department of Public Works to address this issue.

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

- Pat noted that she had submitted a check to the treasurer regarding the new home construction on Tripoli and asked that the check be held until further notice. She added that there is no other new construction in BSI at this time.
- Pat discussed the annual BSIA meeting is confirmed for Thursday November 13 2025. Regarding the past discussions about the venue, she reported that she met with Ashley at TICC and focused on the audio-visual challenges. Ashley suggested that we do not use tables and limit the seating to chairs only attempting to get the entire audience in one section so that speakers can focus in one direction hoping to eliminate the challenges of being heard. Regarding the need for a portable microphone to be used for audience Q&A, Lee noted that the

boat club has a portable speaker and microphone that we could test with the suggested new set up. One opportunity to do so might be during the PGPD scam presentation which is still TBD.

### **Secretary –Jan Draber - No report**

- Jan thanked Kathy Martinelli for filling in for her absence at the March meeting.

### **Treasurer – Lee Brandt**

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

- **Financial Reports** – Budget vs. Actual March, 2025. (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)
- Lee noted a couple of recent large expenditures including attorneys' fees (which covered preparation for the summary judgment proposals) and final payment made for this year's directory.

## **5. OLD BUSINESS**

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- No items presented for discussion.

## **6. NEW BUSINESS -**

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- President Bill Page discussed the proposal from Ian Milne (who is a member of the canal advisory committee) regarding a permanent camera at the new Alligator Creek lock. Mr. Milne suggested that for \$200.00 in software and a \$25 per month fee, members would have unlimited internet access all the time to the camera at the lock. Dave Elkins interjected that we already have a security camera with 30-45 days of history at that location and since the work is nearing completion, he did not see the value in setting up a permanent camera feed. Others agreed with Dave, particularly since everyone in the community are not boaters.
- The board elected to table the discussion on the online camera until the time arrives when our security cameras need replacing (likely a year+ from now). At that time, we could reconsider Mr. Milne's proposal or evaluate other options for cameras at that location based on the needs of our membership.
- Bill reiterated that he believes there is a strong interest in the PGPD presentation on scams and concurs with pursuing a day, time and venue.

## **7 DIRECTORS' REPORTS**

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### **Community Standards – Kathy Martinelli**

- Although Kathy was excused from the April board meeting, she provided an extensive written update in advance to the President. Her report included the following:
  - New roofs are still being completed. Three of the most recent roofs were not approved by the Standards committee and therefore letters were issued regarding the need to submit the ARC form.
  - The City of Punta Gorda is cooperating well and Code Enforcement issued over 50 letters regarding dirty or tarped roofs.

- The home with the sea wall cap that was damaged by the construction of a wooden pier out over the water was cited by both Code Enforcement and the sea wall inspection team. Although the structure was built by a previous homeowner, the current homeowner is responsible for the teardown and repairs to the sea wall.
- The board agreed that given the nature of storms, limited storage around our homes in BS, and the challenges regarding large yard waste, that we be more lenient regarding yard waste at the curb.
- Kathy requested that a reminder be posted in the newsletter regarding keeping trash receptacles out of sight until pickup day.
- The black light poles near the Monaco entrance are still out. The city has this as an open item on their to-do" list to address the outage.
- A mention was made of the dead palm tree on Madrid that was previously struck by lightning. Technically we don't own the property, the city does, even though we maintain the islands and are responsible for the 'care and feeding" of the entrances. It was reported that the city is responsible for replacing the palm tree and are aware we are still waiting.

#### **E-Communication – Polly Green – No report.**

- Polly reported that the directory was finalized and has been distributed.
- Polly informed that group that she will be travelling the week of April 6 – 13 and asked that if anyone had anything urgent that required her attention, that we be patient as she will have her computer but may not have immediate availability.

#### **Legal Liaison – Brian Bender - No report.**

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

- Wendy reported that as of this meeting, the current membership stands at 436.
- She added that one member reported that they are not receiving emails. She is looking into the situation that may be due to a duplicate last name.

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

- Dave discussed a recent situation involving a homeowner's garage access being blocked by a mistaken delivery of plywood. The homeowner contacted Dave who was able to use the security camera footage at the entrances to identify what company delivered the plywood. The materials were picked up and re-delivered to the correct address. Dave was happy to report that the security cameras are useful. The homeowner was pleased with the outcome.

#### **Social – Tracy Sage - No Report**

- In Tracy's absence, President Bill Page shared that he made the decision to cancel the annual BSIA picnic after learning that the sign-ups were limited and the social committee had not done much to prepare for the event. He did not want to hold the picnic if things were not in place ahead of time. He made a recommendation that in the future, when the social committee is planning an event that they have: 1) a deadline for sign-ups and 2) that we have a predesignated minimum number of attendees required to hold an event,
- Lee added that any social activity with a deposit requirement is challenging, particularly if members are concerned about the cost of events or if we don't have enough early signups to

cover the deposit. Events such as the ice cream social (no cost to the board) or darts (small entry fee) are more popular.

- Regarding the darts events, it appears that members prefer the evening and were not excited about “Dart Day”.
- President Bill Page acknowledged that we are struggling with fresh ideas for social events and lack of support from the committee itself. He suggested that he would contact Tracy to see when she might be available for a zoom call to discuss with the board so we can reach out to try to help with currently planned events and to solicit input for future events. The group could offer suggestions from their experiences with other organizations.

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

- Connie confirmed that Shredder Day is scheduled for Saturday, April 26th. She requested assistance with set up of tent canopy, tables, etc. as she will be recovering from surgery. Bill C., Bill P., Connie, Kathy, Polly and Wendy will assist with the event.
- There was a cost increase this year to \$900.00 payable to the shredding company,
- As a follow-up to the discussion at the March 7<sup>th</sup> board meeting, the topic of charging non-members for the Shredder Day services was resurrected. Pat motioned and Lee Brandt seconded the following:

**Motion** that we charge \$50.00 to non-members participating in the annual shredder day event. The \$50.00 will include an opportunity for membership in BSIA as an option. Special forms will be available to be sent to these individuals indicating membership was initiated as part of Shredder Day. The motion carried unanimously.

- Connie reported that she has been working on cleaning up the entrances and has been working hard lately at removing mold, mildew and dirt from the structures, such as the anchor on Monaco. She has been challenged with lack of water supply but has managed to perform the necessary clean-up.

### **Planning – Bill Courtney**

- Bill noted he has been asked to serve on the “1% Sales Tax Committee” which is evaluating options and also working on specific language of how the sales tax monies could be applied. For example, they cannot be used for the purchase of land for public use. While on this topic, Bill shared that the Burnt Store Corridor Coalition was asked by the county to share updated plans. For example, the coalition is supposed to be addressing sewage and water treatment – facilities that are already maxed out and costs are not being assumed by new developers. Bill Page also mentioned that we typically experience drainage issues following big rain storms and he learned that Madrid Blvd (near Publix) drains via the same path as the golf course and the waters travel a long distance before exiting into the canals. The infrastructure is inadequate for the amount of drainage that occurs.

## **8 PUBLISHER REPORTS**

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**Newsletter (published once a year) - Diane Peterson**

**Directory – Diane Peterson – no report**

**Advertising Sales - Dave Elkins – No report.**

## 9 GUEST /MEMBER COMMENTS OR ISSUES

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- Bob Fritz wanted everyone to be aware that the Punta Gorda downtown marketplace plan as described by Bill Page is merely a *concept* plan to be used as a marketing tool targeted at prospective buyers for the property. In all likelihood the property would not be developed exactly as described but the concept plan did receive approval using the current LDRs and therefore this approval would be beneficiary to a new owner.
  - For anyone interested in seeing the approved concept plan:  
<https://www.gulfshorebusiness.com/city-marketplace-owner-amends-hotel-residences-commercial-plans>
- Bob also asked about the flashing red stop signs for the corners of Tripoli and Monaco that were approved by the Punta Gorda City Council some time ago. Bill Page noted that they are being “help up by procurement”.

## 10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

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## 11 ADJOURN

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

The next Board Meeting is planned to be held on Friday, May 2, 2025.  
The next 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 Mar 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$41,030.30
1101 - CD's	\$10,000.00
1201 - Money Market	\$12,823.51
<b>Total - Bank Accounts</b>	<b>\$63,853.81</b>
<b>Total Cash</b>	<b>\$63,853.81</b>

**Burnt Store Isles Association, Inc**  
**Burnt Store Isles Association**  
**Budget vs. Actual**  
**Jan 2025, Q1 2025, Feb 2025, Mar 2025**

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 - Membership Dues	\$21,633.62	\$25,000.00	(\$3,366.38)	86.53%
4200 - New Construction Fees	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
4300 - Directory Ads	\$1,577.50	\$2,000.00	(\$422.50)	78.88%
4350 - Newsletter Ads	\$570.00	\$2,600.00	(\$2,030.00)	21.92%
4400 - Interest Income	\$1,354.92	\$1,000.00	\$354.92	135.49%
4600 - 50/50	\$0.00	\$100.00	(\$100.00)	0.00%
4610 - Misc. Income	\$545.00	\$50.00	\$495.00	1,090.00%
4620 - Badges - Member Paid	\$30.00	\$120.00	(\$90.00)	25.00%
4700 - Events - Member Paid	\$162.00	\$2,000.00	(\$1,838.00)	8.10%
<b>Total - Income</b>	<b>\$25,873.04</b>	<b>\$34,870.00</b>	<b>(\$8,996.96)</b>	<b>74.20%</b>
<b>Gross Profit</b>	<b>\$25,873.04</b>	<b>\$34,870.00</b>	<b>(\$8,996.96)</b>	<b>74.20%</b>
<b>Expense</b>				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$2,130.00	\$8,520.00	(\$6,390.00)	25.00%
6300 - Directory Preparation	\$0.00	\$1,250.00	(\$1,250.00)	0.00%
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	\$6,020.00	\$42,592.00	(\$36,572.00)	14.13%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$64.64	\$120.00	(\$55.36)	53.87%
6700 - Events Member Paid	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6710 - Events BSIA Paid	\$369.10	\$2,000.00	(\$1,630.90)	18.46%
6730 - Storage Unit Rent	\$203.94	\$864.00	(\$660.06)	23.60%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$0.00	\$200.00	(\$200.00)	0.00%
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	\$0.00	\$800.00	(\$800.00)	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$324.90	\$500.00	(\$175.10)	64.98%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6920 - Surveillance Cameras	\$189.92	\$700.00	(\$510.08)	27.13%
6940 - Shredder Day	\$0.00	\$900.00	(\$900.00)	0.00%
<b>Total - Expense</b>	<b>\$12,897.36</b>	<b>\$70,661.00</b>	<b>(\$57,763.64)</b>	<b>18.25%</b>
<b>Net Ordinary Income</b>	<b>\$12,975.68</b>	<b>(\$35,791.00)</b>	<b>\$48,766.68</b>	<b>-36.25%</b>
<b>Net Income</b>	<b>\$12,975.68</b>	<b>(\$35,791.00)</b>	<b>\$48,766.68</b>	<b>-36.25%</b>