Burnt Store Isles Association
Board of Directors Meeting Minutes Draft

In-Person Meeting Held at Twin Isles Country Club (TICC)
Friday, November 6, 2026
Meeting Called to Order at 8:30 a.m.

Pledge of Allegiance – Pat Iorio, Acting President opened the meeting with the Pledge of Allegiance.

1 UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

Lt. Davoult is unable to attend today's meeting.

2. Roll Call

Officers Present
Pat Iorio, Acting President/Vice-President
Maureen Martin, Treasurer
Jan Draber, Secretary

Directors Present
Polly Green, E-Communications
Wendy Brandt, Membership
Bernie Feinman, Legal Liaison
Tracy Sage, Social
Connie Higgins, Special Projects
Dave Elkins, Security
Bill Courtney, Community Relations
Bill Page, Past President

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

Excused:

A quorum has been established. Full board in attendance in person.

Other Attendees:

Bob Fritz, Member and BSI resident
Brian Bender, Member and BSI resident
Judy Cronin, Member and BSI resident (Proposed 2027 Director)
Kyle Joye, Member and BSI resident (Proposed 2027 Director)
Rob Lyttle, Member and BSI resident (Proposed 2027 Officer)
Amy Hare, Member and BSI resident (Proposed 2027 Officer)
Tyler Tranzillo, Member and BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Bernie Feinman and seconded by Dave Elkins to approve the minutes from the October 2, 2026 board meeting. Motion passed.

4. OFFICERS' REPORTS

Acting President – Pat Iorio

- See Pat's items under "Old Business".

Vice President – Patricia Iorio

- The Vice President is also covering the duties of the Community Standards Director and as such Pat reported that there has been a lot of activity and numerous residents have requested reviews of proposed home improvements including new paint colors, etc.

Secretary – Jan Draber –

- Jan introduced Amy Hare as the proposed candidate to replace her as Secretary for the upcoming term and noted she is pleased to have a wonderful candidate for the position.

Treasurer – Maureen Martin - No Report

Treasurer's Reports –Maureen provided copies of the following reports to the Board:

- **Financial Reports** – Budget vs. Actual as of October 31, 2026. *(See detail at end of these minutes.)*
- **Banking Account Balances – end of** October **2026** *(See detail at the end of these minutes.)* Maureen discussed the recent increase in legal fees associated with the Hansen/Phillips case. Despite earlier guidance to not engage our attorneys in responding to these continuing actions, we were informed we must respond each time and we are required pay the attorneys for these services. As stated in previous board meetings, these fees have depleted not only the 2026 legal reserve but likely will cause a budget issue in 2027.

5. OLD BUSINESS -

- The board spent the bulk of today's meeting finalizing preparations for the 43rd Annual Meeting scheduled for Thursday November 12, 2026 at 1:00 p.m.:
    - Pat Iorio began by reporting that the Twin Isles Country Club (TICC) advised her that they will start charging a room rental fee for this meeting and other BSIA events that meet the criteria for rentals. They will charge us $150.00 for the annual meeting; however, they have agreed that revenue generated from bar sales can help to offset this charge. We will encourage attendees to avail themselves of the service, Tracy Sage also reminded us that the 50-50 could also help to absorb some of the rental fee.
    - The physical set-up for the meeting will be similar to last year (main table for board members, auditorium like seating for attendees). We have received RSVPs from about 40 households so far. There will be two tables with chairs in the lobby for check-in purposes.
    - Pat stated that she will remind everyone attending that we have limited time to cover the agenda and complete all discussions before the Boat club meeting that begins at 3:00 p.m. She will ask all attendees to limit their questions to 2 minutes.
    - Wendy reminded everyone that members arrived early last year so we agreed to be set up and ready for check-in by noon on the 12th.
    - Given the unknown outcome of the vote on an annual dues increase, we have agreed that if residents are requesting to become new members, we will give them the membership form and take dues payment after the meeting is concluded and the annual dues amount has been decided. To ease paperwork, for any existing member asking to pay their 2027 dues on the 12th, if their BSI address is on their check, we will not require them to complete the membership form.
    - 10% of the membership establishes quorum. We have 444 members so we will be looking for at least 45 households to be represented at the meeting, Secretary, Jan Draber will use the sign-in numbers to determine quorum. As a reminder, each household gets one vote. One household member will be given the voting card along with handouts when they check-in.
    - When Treasurer Maureen Martin presents the 2027 budget, she will do so with the currently proposed $75.00/household figure.
    - To ensure there is enough time to cover the mandatory actions at the meeting, we agreed to leave the discussion on the open legal cases to the last item on the agenda.
    - Secretary Jan Draber will perform all vote counts (e.g. slate of officers, proposed budget) and record the number of nays.

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6. NEW BUSINESS -

- Bill Page and Bernie Feinman presented an update on the pending legal cases:
    - There is still no word on when the original deed restrictions case will be addressed by the appeals court. As was stated previously, the court has exceeded its deadline and is still behind on hearing cases.

- Given the financial implications of continuing to address legal filings from Hansen/Phillips, the board has decided that further discussion with BSIA members is warranted.

  - **MOTION 1**

    Bill Courtey motioned and Bernie Feinman seconded a motion to authorize Bill Page to introduce the special topic of the Hansen/Philips case for a discussion with the membership at the annual meeting. Motion passed unanimously.

  - **MOTION 2**

    Connie Higgins made a motion to authorize the BSIA board to make an appeal at the annual meeting to encourage all residents to contribute an additional $25.00 to be deposited to the legal reserves. Motion was seconded by Maureen Martin. Motion passed unanimously.

- Treasurer Maureen Martin noted that we need to complete audits of the financial statements. Bill Page suggested a committee of 2-3 officers or directors to assist. Connie Higgins (past Treasurer) and Bernie Feinman (legal liaison) volunteered to assist with the audit. Maureen will coordinate the review as soon as she can an establish a time that works for all parties.

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7 DIRECTORS' REPORTS

Community Standards – Open Position – See notes under "Vice President"

E-Communication – Polly Green

- Polly reported that she has printed the current paid membership lists and prepared them consistent with the proposed alphabetical breakdown to aide in faster check-in at the Annual Meeting.

Legal Liaison – Bernie Feinman

- See shared reporting on the Hansen/Phillips case under "New Business".

Membership – Wendy Heath Brandt

- Wendy reported that as of October 31, 2026, the total membership is 444.

Neighborhood Security – David Elkins

- Dave noted that the locks on the camera boxes are corroded and may need attention in the near future. This can be discussed in 2027 as the issue is not urgent.

Community Relations– Bill Courtney - No Report

Social – Tracy Sage –

- Tracy reported that she had a very positive meeting in October with her social committee. They are enthused and have come up with several new ideas for the upcoming year. Suggestions include ice breakers at monthly mixers and developing themes for these gatherings.
- She also mentioned that she will be meeting with the new food and beverage manager at TICC who seems interested in partnering with BSIA on some of the social events that she plans to open to the general public. This could be mutually beneficial as BSIA could possibly generate interest in new memberships and the country club could increase attendance at its social events.
- Tracy noted that the date for the upcoming holiday party in December may need to change pursuant to her meeting with the food and beverage manager. The December 4th date is competing with several other events, including the tree lighting at TICC and the tree lighting festivities in downtown Punta Gorda.
- She confirmed that the Glow Ride will take place in December as planned but there will not be a social gathering after the ride.

Special Projects – Connie Higgins –

- Connie noted that she intends to organize and clean up the storage unit in the near future. She may request others to help.

Past President – Bill Page - No Report

8 PUBLISHER REPORTS

Newsletter (published in print form once a year) - Diane Peterson - No Report
Annual Directory – Diane Peterson – No report
Advertising Sales – Dave Elkins - Pat Iorio thanked Dave for his hard work on generating advertising revenue and acknowledged his efforts that resulted in a bump from prior years.

9 GUEST /MEMBER COMMENTS OR ISSUES - NONE

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10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Wendy Brandt and seconded by Connie Higgins to adjourn the meeting. Motion approved. The meeting was adjourned at 9:58 a.m.

The next Board Meeting is scheduled to be held on Friday, December 4, 2026, in person at Twin Isles Country Club. The meeting will begin at 8:30 a.m.

Minutes respectfully prepared and submitted by Jan Draber.

Burnt Store Isles Association, Inc
Burnt Store Isles Association

Custom Cash Statement
End of Oct 2026

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	$14,324.38
1401 - Appeal Fund	$250.00
Total - Bank Accounts	$14,574.38
Total Cash	$14,574.38

Burnt Store Isles Association, Inc

Burnt Store Isles Association (Consolidated)

Custom Budget vs. Actual 2026

From Jan 2026 to Oct 2026

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	$22,431.25	$22,500.00	($68.75)	99.69%
4200 - New Construction Fees	$750.00	$0.00	$750.00	0.00%
4300 - Directory Ads	$902.50	$2,000.00	($1,097.50)	45.13%
4350 - Newsletter Ads	$2,991.00	$1,500.00	$1,491.00	199.40%
4400 - Interest Income	$22.10	$200.00	($177.90)	11.05%
4500 - Donations Received	$150.00	$0.00	$150.00	0.00%
4600 - 50/50	$0.00	$300.00	($300.00)	0.00%
4610 - Misc. Income	$7,261.84	$150.00	$7,111.84	4,841.23%
4620 - Badges - Member Paid	$40.00	$240.00	($200.00)	16.67%
4700 - Events - Member Paid	$515.00	$1,000.00	($485.00)	51.50%
Total - Income	$35,063.69	$27,890.00	$7,173.69	125.72%
Gross Profit	$35,063.69	$27,890.00	$7,173.69	125.72%
Expense				
6100 - Landscaping Replacement	$124.23	$450.00	($325.77)	27.61%
6150 - Landscaping/Property Mgmt	$7,810.00	$8,520.00	($710.00)	91.67%
6300 - Directory Preparation	$1,119.15	$2,500.00	($1,380.85)	44.77%
6350 - Newsletter Preparation	$2,406.06	$4,000.00	($1,593.94)	60.15%
6400 - Legal Fees	$9,031.10	$1,000.00	$8,031.10	903.11%
6410 - Attorney Fees Reserves	$0.00	$2,250.00	($2,250.00)	0.00%
6420 - Liability Insurance	$4,081.03	$3,500.00	$581.03	116.60%
6620 - Badges	$56.44	$240.00	($183.56)	23.52%
6700 - Events Member Paid	$500.00	$1,000.00	($500.00)	50.00%
6710 - Events BSIA Paid	$100.53	$1,000.00	($899.47)	10.05%
6730 - Storage Unit Rent	$664.00	$840.00	($176.00)	79.05%
6750 - PO Box Rental	$222.00	$200.00	$22.00	111.00%
6760 - Postage and Delivery	$19.00	$200.00	($181.00)	9.50%
6770 - Safe deposit Rent	$100.00	$200.00	($100.00)	50.00%
6810 - Web Data Remote Hosting	$1,246.08	$730.00	$516.08	170.70%
6820 - Web Emails Constant Contact	$966.00	$924.00	$42.00	104.55%
6830 - State Fees	$61.25	$70.00	($8.75)	87.50%
6900 - Misc. Expense	$7,090.80	$1,000.00	$6,090.80	709.08%
6910 - Office Supplies	$0.00	$100.00	($100.00)	0.00%
6920 - Surveillance Cameras	$0.00	$700.00	($700.00)	0.00%
6940 - Shredder Day	$1,050.00	$700.00	$350.00	150.00%
Total - Expense	$36,647.67	$30,124.00	$6,523.67	121.66%
Net Ordinary Income	($1,583.98)	($2,234.00)	$650.02	70.90%
Net Income	($1,583.98)	($2,234.00)	$650.02	70.90%