Burnt Store Isles Association
Board of Directors Meeting Minutes Approved 11.6.26

In-Person Meeting Held at Twin Isles Country Club (TICC)
Friday, October 2, 2026
Meeting Called to Order at 8:30 a.m.

Pledge of Allegiance – Bill Page, Past President (on behalf of Pat Iorio) opened the meeting with the Pledge of Allegiance .

1 UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

Lt. Davoult is out of the office and unable to attend today's meeting.

2. Roll Call

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

Directors Present
Polly Green, E-Communications
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:
Maureen Martin, Treasurer
Wendy Brandt, Membership

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident
Judy Cronin, Member and BSI resident
Jodie Miller, Member and BSI resident
Amy Hare, Member and BSI resident
Tyler Tranzillo, Member and BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Bill Courtney and seconded by Polly Green to approve the minutes from the September 4, 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 Standards Director and as such Pat reported that she received an application and check for a new build on Toulouse Ct.

Secretary – Jan Draber – No Report

Treasurer – Maureen Martin - No Report

Treasurer's Reports – In advance of her absence, Maureen provided copies of the following reports to the Board:

- **Financial Reports** – Budget vs. Actual as of September 30, 2026. *(See detail at end of these minutes.)*
- **Banking Account Balances – end of September 2026** *(See detail at the end of these minutes.)* In Maureen' absence Bernie Feinman reported that he had submitted two bills to Maureen associated with work done by the Wotitzky firm in support of the Hansen/Phillips case. To date, these expenses total $12,600 which has totally depleted the future 2027 legal fund.
- **Proposed Budget for CY2027** – (See attached copy at the end of these minutes). As required, the board at the October meeting approves the proposed budget. To that end, Bill Courtney moved and Bernie Feinman seconded a motion to approve the budget as approved for presentation at the annual meeting to be held November 12, 2026. Motion passed.

5. OLD BUSINESS -

- Open Board Positions: Bill Courtney shared a list of nominees to be presented to the membership at large in advance of the annual meeting. He has identified proposed board members for six of the seven open positions including a candidate for Secretary who came forward at today's meeting and confirmed later via a phone conversation. Tracy Sage plans to meet with the social committee members on October 10th to determine if someone will step up to serve as the new social director. Bill will finalize the slate and share with for publication in advance of the November 12th meeting.
- Annual Meeting:
    - Board members [Jan, Bill C., Polly, Bernie, Connie] who have volunteered to help with check-in should plan to arrive no later than 12:15 p.m. on November 12th. Four stations will be used for the alphabetical check-in as follows: A-D, E-K, L-P and Q-Z. Any board members not manning the desk can assist with seating and distribution of handouts.
    - Tracy Sage and Wendy Brandt will run the 50-50 drawing before the meeting begins.
    - Polly will post recurring reminders about the meeting beginning in mid-October. We will remind everyone that it is one vote/household but the RSVP should include the number of family members attending so we can prepare the seating accordingly. We are asking everyone to bring a non-perishable item. Food items will be donated to the St. Vincent DePaul food pantry. Jan Draber volunteered to set-up the donation station and to ensure that the food is delivered to St. Vincents.
    - Anticipating that we will need to wrap up our meeting in time for the BSI Boat Club to set up for their annual meeting beginning at 3 p.m., we agreed to limit the time for questions and discussion to 2-3 minutes per person.
    - Connie Higgins will hang the banners announcing the meeting about two weeks prior.
    - Bill Page has agreed to present the pending legal cases on Bernie's behalf consistent with his commitment when he left the President's position to remain involved until the cases are resolved.
    - Attendees interested in becoming new members will be given the membership application upon arrival and be asked to await the vote on annual dues before paying. Wendy Brandt, Membership Director will be available to process member payments at the conclusion of the meeting.
    - Any board member who is providing input to the slide deck for the meeting, should prepare and send their draft input to Pat Iorio no later than October 31st. Pat offered to send the slide deck from last year's meeting as a guide for preparation. As a reminder, content should be as concise as possible.

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6. NEW BUSINESS -

- Bill Page and Bernie Feinman presented an update on the pending legal cases:

There is still no update on the appeals case, despite the deadline for hearing the case having passed. If the case is heard prior to the annual meeting, a summary will be presented on November 12th.

Regarding the Hansen/Phillips case: We are still being billed by the Wotitzky firm and continue to deplete the future legal funds. As discussed under "Treasurer's" report, we received two bills recently for $1800 and $2400, graciously discounted by our legal representative, bringing the total spent to date to $12,600. Despite Hansen/Phillips virtually pursuing the same outcome as BSIA, they are approaching the deed restrictions case from a different angle and continue to file motions. Despite the judge's proposal to put their case on the back burner until the appeals case is heard, they have objected to that approach.

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7 DIRECTORS' REPORTS

Community Standards – Open Position –

- Pat Iorio reported that there is a lot of activity in the development including painting, new roofs, new screens, etc. and that many residents are seeking approval despite the appeals case still being unresolved. We are encouraged by these voluntary submissions.
- Pat noted she has also received questions about overnight parking. It was noted that many restrictions are actually City of Punta Gorda guidance vs. BSIA. This is a common misunderstanding, for example, when "No Soliciting" incidents occur.

E-Communication – Polly Green

- Polly mentioned that there have been some recent technical issues with NetSuite and she is working to resolve the "scripts" challenge.
- She added that she will be unavailable from October 3 – the 11th. Joanne Fritz has agreed to be available for any urgent postings, flash notices ,etc.
- Polly reported that she has revised the membership form to reflect the proposed annual dues of $75/household. If approved at the annual meeting, the new form will be used to accept new members and/or renewals at the conclusion of the meeting.

Legal Liaison – Bernie Feinman

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

Membership – Wendy Heath Brandt – No Report

- As of the last report, total membership was at 440.

Neighborhood Security – David Elkins - No Report

Community Relations– Bill Courtney -

- Bill shared that both the city and the county have approved parking plans associated with the Advent health proposal and therefore both the ER and the hospital are moving forward. As a point of information, the location is behind Aldi near Jones Loop Road.

Social – Tracy Sage –

- Tracy reported that the community lunch recently held at the new Castaways restaurant was sold out and well attended with over 40 people present. This event was organized by Rich and Pam Bevak.
- Darts will be held later in October.
- Tracy will reach out to both the new dining room manager and chef at Twin Isles to begin working on the menu for the holiday party to be held the first Friday in December.

Special Projects – Connie Higgins –

- Connie shared that she will be posting the banners announcing the annual meeting around 2 weeks ahead of the meeting date. She will retrieve the alphabetical registration signs for the meeting from the storage facility.

Past President – Bill Page -

- Bill circulated copies of an "Amendment Guide" he received regarding the upcoming election. If members are interested in reviewing this publication in advance of the November 3rd election, visit Florida Family Voice at www.FLFamily.org, the organization who prepared the summary of three amendments that will be on the upcoming ballot.

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 - Dave reported a very successful campaign and he shared that he has collected approximately $6,000 in advertising revenue.

9 GUEST /MEMBER COMMENTS OR ISSUES -

A few of the guests at today's board meeting expressed interest in possibly serving on the board for the upcoming term.

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10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Bill Courtney and seconded by Dave Elkins to adjourn the meeting. Motion approved. The meeting was adjourned at 9:45 a.m.

The next Board Meeting is scheduled to be held on Friday, November 6, 2026, in person at Twin Isles Country Club. The meeting will begin at 8:30 a.m.

Minutes respectfully prepared by submitted by Jan Draber.

Burnt Store Isles Association, Inc
Burnt Store Isles Association

Custom Cash Statement

End of Sep 2026

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	$20,415.41
1401 - Appeal Fund	$250.00
Total - Bank Accounts	$20,665.41
Total Cash	$20,665.41

Burnt Store Isles Association, Inc

Burnt Store Isles Association (Consolidated)

Custom Budget vs. Actual 2026

From Jan 2026 to Sep 2026

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	$22,227.57	$22,500.00	($272.43)	98.79%
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	$2,745.00	$1,500.00	$1,245.00	183.00%
4400 - Interest Income	$21.25	$200.00	($178.75)	10.63%
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	$34,613.16	$27,890.00	$6,723.16	124.11%
Gross Profit	$34,613.16	$27,890.00	$6,723.16	124.11%
Expense				
6100 - Landscaping Replacement	$124.23	$450.00	($325.77)	27.61%
6150 - Landscaping/Property Mgmt	$6,390.00	$8,520.00	($2,130.00)	75.00%
6300 - Directory Preparation	$1,119.15	$2,500.00	($1,380.85)	44.77%
6350 - Newsletter Preparation	$0.00	$4,000.00	($4,000.00)	0.00%
6400 - Legal Fees	$6,043.60	$1,000.00	$5,043.60	604.36%
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	$486.00	$840.00	($354.00)	57.86%
6750 - PO Box Rental	$100.00	$200.00	($100.00)	50.00%
6760 - Postage and Delivery	$19.00	$200.00	($181.00)	9.50%
6770 - Safe deposit Rent	$0.00	$200.00	($200.00)	0.00%
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	$29,434.11	$30,124.00	($689.89)	97.71%
Net Ordinary Income	$5,179.05	($2,234.00)	$7,413.05	-231.83%
Net Income	$5,179.05	($2,234.00)	$7,413.05	-231.83%

Burnt Store Isles Association, Inc

Burnt Store Isles Association (Consolidated)

Custom Budget vs. Actual

From Jan 2027 to Dec 2027

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	$0.00	$29,700.00	($29,700.00)	0.00%
4300 - Directory Ads	$0.00	$1,000.00	($1,000.00)	0.00%
4350 - Newsletter Ads	$0.00	$2,500.00	($2,500.00)	0.00%
4400 - Interest Income	$0.00	$50.00	($50.00)	0.00%
4610 - Misc. Income	$0.00	$500.00	($500.00)	0.00%
4620 - Badges - Member Paid	$0.00	$300.00	($300.00)	0.00%
4700 - Events - Member Paid	$0.00	$1,000.00	($1,000.00)	0.00%
Total - Income	$0.00	$35,050.00	($35,050.00)	0.00%
Gross Profit	$0.00	$35,050.00	($35,050.00)	0.00%
Expense				
6100 - Landscaping Replacement	$0.00	$450.00	($450.00)	0.00%
6150 - Landscaping/Property Mgmt	$0.00	$8,520.00	($8,520.00)	0.00%
6300 - Directory Preparation	$0.00	$2,500.00	($2,500.00)	0.00%
6350 - Newsletter Preparation	$0.00	$4,000.00	($4,000.00)	0.00%
6400 - Legal Fees	$0.00	$3,000.00	($3,000.00)	0.00%
6410 - Attorney Fees Reserves	$0.00	$2,970.00	($2,970.00)	0.00%
6420 - Liability Insurance	$0.00	$4,100.00	($4,100.00)	0.00%
6620 - Badges	$0.00	$300.00	($300.00)	0.00%
6700 - Events Member Paid	$0.00	$1,000.00	($1,000.00)	0.00%
6710 - Events BSIA Paid	$0.00	$1,000.00	($1,000.00)	0.00%
6730 - Storage Unit Rent	$0.00	$1,068.00	($1,068.00)	0.00%
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	$200.00	($200.00)	0.00%
6810 - Web Data Remote Hosting	$0.00	$1,250.00	($1,250.00)	0.00%
6820 - Web Emails Constant Contact	$0.00	$975.00	($975.00)	0.00%
6830 - State Fees	$0.00	$70.00	($70.00)	0.00%
6900 - Misc. Expense	$0.00	$1,000.00	($1,000.00)	0.00%
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	$0.00	$1,200.00	($1,200.00)	0.00%
Total - Expense	$0.00	$34,803.00	($34,803.00)	0.00%
Net Ordinary Income	$0.00	$247.00	($247.00)	0.00%
Net Income	$0.00	$247.00	($247.00)	0.00%