

Burnt Store Isles Association
Board of Directors Meeting Minutes

Approved 1.9.2026

In-Person Meeting Held at Twin Isles Country Club
Friday, December 5, 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:
 - The PGPD is finally at full staff with the last new officer in training. The department is very happy with the new recruits. The only openings are on the dispatch staff.
 - He reported that there have been a number of arrests for high-speed violations on the 41-bridge entering the city of Punta Gorda.
 - The lieutenant shared the plans for traffic control for this evening's Christmas tree lighting celebration including several downtown road closures.
 - Consistent with recent news reports, he also summarized the successful effort to shut down a drug house in Punta Gorda by the special operations group resulting in the arrest of 5 offenders.

2. ROLL CALL

Officers Present

Bill Page, President
Pat Iorio, Vice President [*participated via conference phone*]
Jan Draber, Secretary
Maureen Martin, Acting Treasurer

Directors Present

Brian Bender, Legal Liaison
Bill Courtney, Community Relations
David Elkins, Neighborhood Security [*participated via conference phone*]
Polly Green, E-Communications
Kathy Martinelli, Standards
Connie Higgins, Special Projects
Tracy Sage, Social

Excused

Lee Brandt, Treasurer

Wendy Heath Brandt, Membership

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:

Tim Cleveland, BSIA resident and member

3. REVIEW AND APPROVE BOARD MEETING MINUTES

It was moved by Bill Courtney and seconded by Polly Green to approve the minutes of the November board meeting dated November 7, 2025. Motion approved.

4. OFFICERS' REPORTS

President – Bill Page

- Bill gave a summary of where we stand with the lawsuit financially and plans to enhance the fundraising efforts.

Vice President – Patricia Iorio

- Pat reported that 77 individual households (many as couples) attended the BSIA annual meeting On November 13, 2025. The board was pleased with the turnout.

Secretary –Jan Draber – No Report

Treasurer – Lee Brandt

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

- **Financial Reports** – Budget vs. Actual November 2025. (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)
 - In Lee's absence, President Bill Page asked if there were any questions. He pointed out a couple of reductions in anticipated income due to declining membership and the reduced amount of advertising due to our revised approach to the printed newsletter. He also pointed out that we incurred legal fees (\$2360 to date) due to the requirement to respond to a new lawsuit against the board put forth by Laurel Philips and Peter Hansen.

5. OLD BUSINESS

- As additional follow-up to the recent annual BSIA membership meeting, Vice President Pat Iorio shared that one member questioned using association fees to supplement expenses for social events. It was pointed out that these expenses did not benefit individuals but rather were used for things such as room rentals and deposits for events such as the annual Christmas party.

- Social director Tracy Sage shared that the first 50-50 drawing held at the annual meeting netted \$114.00. The group was asked why there was only one cash prize vs. multiple prizes as seen at other group events. The social committee will address that question in the future.

6. NEW BUSINESS

- Regarding new construction, Vice President Pat Iorio reported receiving a question from a future homeowner regarding running a business from a planned property spanning 2 lots on Toulouse. Pat shared published stipulations from the deed restrictions and the need to seek board approval. She also suggested that the resident (who currently resides in BSIA on another property) ensure that all appropriate steps are taken with the City of Punta Gorda code enforcement such as business permits, etc.
- There is an open question as to who will run the January BSIA Board meeting as the December 2025 meeting represents the last official one for the current President Bill Page. 2025 was actually an additional year that Bill served beyond his term which he volunteered to do for the good of the organization. With no nominees put forward at the annual meeting and no nominees identified to date, it was stated that the Vice President (Pat Iorio) will run the January 2026 BSIA board meeting. Pat requested a one-week extension until January 9th to hold the meeting as she will be returning from holiday travel on 1/2/2026. It was moved by Bill Courtney and seconded by Tracy Sage to change the date for the January 2026 meeting to 1/9/2026. Motion approved.
- Bill Page volunteered to prepare the agenda for the first meeting of 2026.
- Bill Courtney added that the BSIA board needs to receive an official letter of resignation from Bill Page which can be officially entered into the record after which the board can then appoint someone to fill the remainder of this term. Bill Courtney mentioned that ideally this individual is someone who has served on the board in the past for a number of terms in order to quickly assume the duties of President.

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy shared that she continues to work in good partnership with our City of Punta Gorda code enforcement representative. The city rep has been regularly performing self-initiated drives through BSIA to do property inspections, which is very much appreciated. The city has even identified uneven cobblestone driveways and walkways (potential safety issues). Both BSIA and the City of Punta Gorda (including the PGPD) have been regularly dealing with the problem property at 530 Palermo and the homeowner does not seem phased by regular fines received from the city.
- Kathy added that over 56 roofs have been cleaned. She added that BSIA residents continue to respect the contents of our deed restrictions despite the ongoing case and regularly request approvals for paint color changes, etc. There is a steady stream of inbound architectural requests.

E-Communication – Polly Green

- Polly shared that she will be away for the upcoming week and added that Joanne Fritz will be monitoring the mailbox in her absence. She noted that there was already interest in the annual yard sale which is on the calendar for February 21, 2026.

Legal Liaison – Brian Bender

- Brian summarized for the board the situation surrounding Laurel Philips and Peter Hansen suing the board. The member's position is in keeping with the board's position on the deed restrictions case with no specific relief being sought.
- He noted that he has one possible nominee to assume his role as legal liaison but is awaiting input before sharing the name with the board. He reminded everyone that in addition to President Bill Page, Brian has agreed to remain involved with the legal case until it is concluded.

Membership – Wendy Heath Brandt

- In Wendy's absence, President Bill Page reported the current membership stands at 478, up 17 from the last meeting, mostly attributed to new sign-ups and renewals that took place at the annual meeting. Wendy passed along that she is pleased with the rate of renewals which are running ahead of past years.

Neighborhood Security – David Elkins

- Dave advised the board that PGPD officers continue to be positioned near the Monaco Dr. entrance to BSI which is having an impact on speeding and running stop signs.
- He mentioned that several street lights are still out and that FPL can be contacted to identify specific locations. He noted that they are placing a new emphasis on down lighting, which may delay replacing broken lights.

Social – Tracy Sage

- Tracy reported that she received an inquiry from a BSIA member who would like to organize a US 41 roadside clean-up on Saturday, December 20, 2025. The member indicated that this would be done in partnership with "Keep Charlotte Beautiful" and that this organization is responsible for safety issues, for registering and asking volunteers to sign waivers, etc. The board agreed to endorse this effort but emphasized we cannot sponsor the actual clean up. The board asked Tracy to thank the member for their community service.
- Tracy added that as of the deadline (12/4/2025) we had 120 sign-ups for the BSIA Christmas party to be held at Twin Isles Country Club on 12/13/2025. She was pleased with the number of participants but noted that the number far exceeded her estimate of 80 attendees.
- She continues to work on the 2026 social calendar with her committee but is focused for now only on the schedule for January – April 2026.

Special Projects – Connie Higgins

- Connie noted that Kathy Martinelli donated holiday wreaths and Connie has placed them at the BSIA entrances along with the holiday banners.
- She provided a brief follow up to the sponsorship discussion she introduced at the November meeting. She shared that we may possibly explore this concept by introducing it to coincide

with the 2026 Shredder Day event scheduled for Saturday, April 18, 2026 (the Saturday after Tax Day).

Community Relations– Bill Courtney

- Bill stated that he will be attending another meeting of the 1% sales tax committee. Since there was an inquiry at a previous board meeting, he noted that there was finally a proposal for a potential park on the south end of town. Most projects to date have been related to the downtown areas of Punta Gorda. This new proposal could possibly take advantage of property already owned by the city adjacent to the south end fire station.

Past President – Bill Courtney – No Report

8 PUBLISHER REPORTS

Newsletter (published once a year) - Diane Peterson – No Report

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins – No report

9 GUEST /MEMBER COMMENTS OR ISSUES

- Mr. Cleveland attended in order to renew his membership and contribute to the supplemental legal fund. He shared that he appreciated the information at today's meeting.

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. The meeting was adjourned at 10:30 a.m.

The next Board Meeting is planned to be held on Friday, **January 9**, 2026. Pursuant to the notation under "New Business", the meeting was changed to this date via an approved motion. 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 Oct 2025

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

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual
From Jan 2025 to Nov 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	\$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	\$1,664.96	\$1,000.00	\$664.96	166.50%
4500 - Donations Received	\$40.00	\$0.00	\$40.00	0.00%
4501 - Appeal Fund Donations	\$250.00	\$0.00	\$250.00	0.00%
4600 - 50/50	\$114.00	\$100.00	\$14.00	114.00%
4610 - Misc. Income	\$650.00	\$50.00	\$600.00	1,300.00%
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%
Total - Income	\$30,579.19	\$34,870.00	(\$4,290.81)	87.69%
Gross Profit	\$30,579.19	\$34,870.00	(\$4,290.81)	87.69%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$8,520.00	\$8,520.00	\$0.00	100.00%
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	\$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	\$2,183.14	\$500.00	\$1,683.14	436.63%
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	\$62,975.22	\$70,661.00	(\$7,685.78)	89.12%
Net Ordinary Income	(\$32,396.03)	(\$35,791.00)	\$3,394.97	90.51%
Net Income	(\$32,396.03)	(\$35,791.00)	\$3,394.97	90.51%