

Burnt Store Isles Association  
Board of Directors Meeting Minutes

*DRAFT as of January 10, 2026*

In-Person Meeting Held at Twin Isles Country Club  
Friday, January 9, 2026  
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 only two dispatch positions remaining open.
  - He reported an extremely successful holiday season with no major incidents. He noted that the December 2025 tree lighting had the largest attendance ever.
  - He shared that he is frequently informed after the fact of incidents in the BSI neighborhood and asked that each board member remind friends and neighbors to use the PGPD non-emergency number to report suspicious activity. His officers have a pattern of arriving very quickly and the only way to deal effectively with issues are to call quickly and catch perpetrators in the act. After the fact notifications are challenging, if not impossible to follow up on.

**2. ROLL CALL**

---

Officers Present

Pat Iorio, Vice President [and acting Board President]  
Jan Draber, Secretary  
Lee Brandt (past Treasurer) attended in place of new Treasurer Maureen Martin

Directors Present

Brian Bender, Past Legal Liaison to introduce the new Legal Liaison, Bernie Feinman  
Bill Page, Past President  
Wendy Heath Brandt, Membership  
David Elkins, Neighborhood Security  
Polly Green, E-Communications  
Kathy Martinelli, Standards  
Connie Higgins, Special Projects  
Tracy Sage, Social

Excused

Maureen Martin, Treasurer

Bill Courtney, Community Relations

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:

Bernard Fineman, BSIA resident and member, nominated as incoming Legal Liaison

Bob Fritz, BSIA resident and member

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

---

It was moved by Bill Page and seconded by Wendy Brandt to approve the minutes of the December board meeting dated December 16, 2025. Motion approved.

### **4. OFFICERS' REPORTS**

---

#### **Acting President – Patricia Iorio**

- Pat noted that until a candidate is brought forward to serve as President, she will continue in the role of Acting President of the BSIA board .

#### **Vice President – Patricia Iorio – No Report**

- She indicated that there has not been any new building or construction activity since the last board meeting. She did reiterate, as follow up to a question, that she had shared guidance with a potential new homeowner about running a business from a residence in BSI.

#### **Secretary –Jan Draber – No Report**

#### **Treasurer – Lee Brandt as Acting Treasurer**

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

- **Financial Reports** – Budget vs. Actual December 2025. (*See detail at end of these minutes.*)
- **Banking Account Balances** (*See detail at the end of these minutes.*)
  - In Maureen's absence, Past Treasurer Lee Brandt indicated that he attended today's meeting to address any questions about the final year-end 2025 financials.
  - He reported that all Treasurer related transition paperwork has been completed and that Maureen Martin has the required signing authority and access to the BSIA accounts at Bank OZK.
  - Lee asked that Polly prepare something for the newsletter related to the change in Treasurer position so that residents would know to forward any financial information, membership payments, or legal fund contributions directly to Maureen's address. He reminded the board that anything related to BSIA financials should now be directed to Maureen's attention.

- Maureen has a credit card to be used for paying the shipping unit monthly charges and for paying for transactions at the shipping Post.

## **5. OLD BUSINESS - NONE**

## **6. NEW BUSINESS - NONE**

## **7 DIRECTORS' REPORTS**

---

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

- Kathy shared that the year-end final report from the City of Punta Gorda noted a very successful year in terms of jointly dealing with standards issues. The city code enforcement representative reported that over 85 roofs were sufficiently cleaned or replaced.
- Kathy noted that she intends to complete a full review of BSIA homes by the end of January and the city continues to make regular visits to notate any items needing attention. It seems like there are regular challenges with homeowner trash barrels being exposed.
- Kathy reported that she is encouraged by the fact that she continues to receive applications related to standard changes for paint colors, new windows, generators, storm screens, etc. BSI homeowners seem to be respecting the deed restrictions, despite the current legal status of the document.

### **E-Communication – Polly Green**

- Polly reported that she recently sent a list to all board members identifying the 189 members who as of today have not renewed their BSIA membership for 2026. She asked for the Board's assistance in identifying individuals who have moved out of the area or are no longer with us. She would like that information as soon as possible as she intends to send individualized blast emails to the names on the list, reminding them they still have an opportunity to renew.
- She will be preparing an entry in the upcoming newsletter sharing the information that BSIA has a new Treasurer and members should no longer submit payments to the Brandts' home address.
- Polly will also include biographical information and pictures of the two new board members – Legal Liaison (Bernard Fineman) and Treasurer (Maureen Martin).
- She will also add a reminder (to be written by Dave Elkins) about using the non-emergency PGPD number to report issues in the neighborhood.

### **Legal Liaison – Brian Bender**

- Brian's first action was to introduce Bernard Fineman as the new Legal Liaison to the BSIA board. Bernie has lived in the area since 2022 and has previously served on an HOA. He indicated he is excited for the opportunity to assist the board going forward.
- Mr. Fineman was formally presented as the Legal Liaison candidate. Brian Bender motioned and Wendy Brandt seconded the motion to approve his nomination as is required by the by-laws. Motion passed. As previously mentioned, Brian will continue to stay connected to the deed restriction appeal case until it reaches a conclusion.

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

- Consistent with Polly's report listing the 89 members who have not renewed, Wendy reported

the official membership stands at 301. She noted 11 new members have signed up for 2026 which is an encouraging number.

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

- Dave reiterated the point made by Lt. Davoult that BSI homeowners should contact the non-emergency PGPD number for assistance. He regularly receives calls and complaints from homeowners about intruders, issues with their boars and property, etc. and Dave is not in a position to assist or do anything to help resolve these situations.

### **Social – Tracy Sage**

- Tracy reported that the annual Christmas party was a big success, including that she received many positive comments about the entertainment and the food.
- She mentioned the upcoming mixer this evening.
- She noted that there are 12 volunteers signed up to help with the neighborhood clean-up scheduled for this coming Saturday, January 10<sup>th</sup> along the 41-corridor adjacent to BSI. Lack of volunteers could possibly be attributed to the date being so soon after the holiday season.
- She also reported that the Glo-Ride was very popular and she received lots of good feedback about the event.
- Her next task will be to work on publicizing the upcoming yard sale in the neighborhood planned for February.

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

- Connie proudly noted that she received a sponsor for Shredder Day coming up in April 2026. The Andre Group from Harbor Realty generously donated \$300 as our major sponsor, making up for the anticipated budget deficit. Connie will begin to work on the planned showcasing of the Andre Group's sponsorship. We are all very grateful for their donation.

### **Community Relations– Bill Courtney - No Report**

### **Past President – Bill Page**

- As he previously committed, Bill maintains his role in the deed restriction case and as such participated with Brian Bender in reiterating the current status of the appeal. We are currently awaiting a reply from the other party (deadline extension granted to 2/16/2026).

## **8 PUBLISHER REPORTS**

---

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

Directory – Diane Peterson – No Report

Advertising Sales - Dave Elkins

- Dave indicated he is hoping to generate some new advertising income. He is reaching out to his contacts regarding online opportunities associated with our electronic newsletters and he is also reinforcing ad opportunities associated with the production of the annual directory.

## **9 GUEST /MEMBER COMMENTS OR ISSUES**

---

- Mr. Fritz posed a question about the effective date of the expired deed restrictions in the context of a possible effort to reinstate.

## **10 OTHER TOPICS DISCUSSED PRIOR TO MEETING - NONE**

---

## **11 ADJOURN**

---

It was moved by Kathy Martinelli and seconded by Wendy Brandt to adjourn the meeting. Motion approved. The meeting was adjourned at 10:35 a.m.

The next Board Meeting is planned to be held on Friday, February 6, 2026. 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 Dec 2025**

FINANCIAL ROW	AMOUNT
<b>Cash Accounts</b>	
<b>Bank Accounts</b>	
1000 - Checking	\$22,663.73
1201 - Money Market	\$6,857.83
1401 - Appeal Fund	\$250.00
<b>Total - Bank Accounts</b>	<b>\$29,771.56</b>
<b>Total Cash</b>	<b>\$29,771.56</b>

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

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
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	\$1,669.15	\$1,000.00	\$669.15	166.92%
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	\$655.00	\$50.00	\$605.00	1,310.00%
4620 - Badges - Member Paid	\$110.00	\$120.00	(\$10.00)	91.67%
4700 - Events - Member Paid	\$7,741.50	\$2,000.00	\$5,741.50	387.08%
<b>Total - Income</b>	<b>\$37,612.38</b>	<b>\$34,870.00</b>	<b>\$2,742.38</b>	<b>107.86%</b>
<b>Gross Profit</b>	<b>\$37,612.38</b>	<b>\$34,870.00</b>	<b>\$2,742.38</b>	<b>107.86%</b>
<b>Expense</b>				
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	\$1,823.97	\$2,000.00	(\$176.03)	91.20%
6400 - Legal Fees	\$2,360.00	\$3,500.00	(\$1,140.00)	67.43%
6410 - Attorney Fees Reserves	\$43,547.82	\$42,592.00	\$955.82	102.24%
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	\$7,487.19	\$2,000.00	\$5,487.19	374.36%
6710 - Events BSIA Paid	\$1,764.25	\$2,000.00	(\$235.75)	88.21%
6730 - Storage Unit Rent	\$920.43	\$864.00	\$56.43	106.53%
6750 - PO Box Rental	\$210.00	\$200.00	\$10.00	105.00%
6760 - Postage and Delivery	\$91.60	\$200.00	(\$108.40)	45.80%
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	\$2,132.45	\$500.00	\$1,632.45	426.49%
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%
<b>Total - Expense</b>	<b>\$75,973.19</b>	<b>\$70,661.00</b>	<b>\$5,312.19</b>	<b>107.52%</b>
<b>Net Ordinary Income</b>	<b>(\$38,360.81)</b>	<b>(\$35,791.00)</b>	<b>(\$2,569.81)</b>	<b>107.18%</b>
<b>Net Income</b>	<b>(\$38,360.81)</b>	<b>(\$35,791.00)</b>	<b>(\$2,569.81)</b>	<b>107.18%</b>