

In-Person Meeting Held at Twin Isles Country Club
Friday, March 6, 2026
Meeting Called to Order at 8:00 a.m.

Pledge of Allegiance – Opened the meeting with the Pledge of Allegiance

1 UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

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

2. Roll Call

Officers Present

Pat Iorio, Acting President
Pat Iorio, Vice President
Maureen Martin, Treasurer
Kathy Martinelli, Acting Secretary

Directors Present

Kathy Martinelli, Community Standards
Wendy Brandt, Membership
Polly Green, E-Communications
Bernie Feinman, Legal Liaison
David Elkins, Neighborhood Security
Connie Higgins, Special Projects
Tracy Sage, Social
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:

Jan Draber, Secretary

A quorum has been established.

Other Attendees:

Bob Fritz, Member and BSI resident
Dave DeGerome, Member and BSI resident
Brian Bender, Member and BSI resident
Rich and Pam Bevak, Members and BSI residents
Erik Kirtley, Member and BSI resident
Peter Hansen, Member and BSI resident

Stephanie Bishop, Member and BSI resident
Jodie Miller, Member and BSI resident
Dennis Burhan, BSI resident

3. REVIEW AND APPROVE BOARD MEETING MINUTES

Polly Green, E-Communications asked that a modification be made to the February 2026 draft minutes to provide clarifications regarding the print frequency and responsibility for the annual newsletter. It was moved by Wendy Brandt and seconded by Kathy Martinelli to approve the minute for the February 6, 2026 meeting. Motion approved. Amended minutes will be posted to the web site.

4. OFFICERS' REPORTS

Acting President – Pat Iorio

- Pat agreed to provide an update on the legal case. See detailed notes under “Legal Liaison”.

Vice President – Patricia Iorio

- Pat reported that there is one new build pending that is awaiting a City of Punta Gorda permit.

Secretary – Jan Draber – No Report

Treasurer – Maureen Martin

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

- **Financial Reports** – Budget vs. Actual as of February 28, 2026. (*See detail at end of these minutes.*)
- **Banking Account Balances – end of February 2026** (*See detail at the end of these minutes.*)
- Maureen reported that 95% of membership dues have been paid.
- She noted that the legal fund has been depleted. Legal bills are coming in and she is not sure how they will be paid.
- The \$300 sponsorship for shredder day has been received from the Remax Andre Group

5. OLD BUSINESS

- Pat Iorio stated the legal case is still not resolved. See detailed discussion under “Legal Liaison”.
- It was noted that the city of Punta Gorda would no longer issue warnings regarding water restrictions but that they would start issuing citations immediately.

6. NEW BUSINESS - SEE LEGAL LIAISON CASE UPDATES

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy reported that she will be conducting roof evaluations for 2026 together with the City of Punta Gorda Code enforcement representative.

E-Communication – Polly Green

- Polly noted that currently the budget for e-communications web email is \$984.00. She reported that the cost for spam protection from GoDaddy went up \$479.00 to a new cost of \$1246.08. Pat lorio requested that Polly accept the increased cost for spam protection as it is necessary to provide protection for board members.
- She reported that the 2026 directory will go out next week.

Legal Liaison – Bernie Feinman (Assisted by past Legal Liaison Brian Bender)

- Brian recapped the legal case for the visitors in attendance at today’s meeting and reported that the Munsons offered to file a concession (which was discussed on a board call held on 2/13/2026). The board agreed to accept this concession and believe that it helps to strengthen our case. We have filed documents in both the District Appeals Court and Charlotte County Courts and are awaiting a ruling. Brian also provided a review of the Hansen/Phillips case. The Hansens have tried to enjoin our case but this was denied by our attorneys.
 - A motion was made to release the BSIA attorneys (Wotisky Law Firm) from the Hansen/Phillips case meaning they will no longer need to respond to the Hansen/Phillips case and we would no longer be charged for this legal work. Bill Courtney moved to approve the motion and Bill Page seconded the motion. The motion was unanimously approved.
 - Regarding the status of the appeal, there is an expectation that the judge will not likely take any actions, possibly due to the volume of cases on his docket.
 - There will be a hearing in April 2026 requested by Judge Gentile to address motions brought up by the Hansen/Phillips appeal.
- Note the following comments and discussion occurred during the recap of the legal case:
 - Kathy Martinelli expressed concern that the board has spent over \$100,000 on this case with the possible outcome being that the Munsons get to keep their roof and the association may not have deed restrictions thereby resulting in a negative result of having spent this large amount of money. She also questioned whether the acting President actually had the authority to sign the legal agreement without prior consultation with the BSIA board for approval.
 - The terms of the agreement were discussed with most of the board members on a 2/13/2026 zoom call in which there were no objections to the terms. As time was of the essence, it was determined that this agreement would be signed.
 - Bill Courtney proposed a second motion and moved to have Acting President Patricia lorio sign an agreement allowing the Munsons to keep their roof and if the need arose to replace the roof, they would have to comply with the deed restrictions. This action was recommended so as not to disparage the Munsons. The motion passed 9 to 2, with two board members dissenting .
 - Dave Elkins noted his concerns that we may be opening the board to further lawsuits by neighbors worried that their deed restrictions are not protected.
 - The group discussed options for using portions of the operating budget to pay for legal fees. For example, Bill Courtney suggested cutting landscaping, cancelling social events, not sending the newsletter, etc. He suggested that any item requiring spending over \$4,000 should require approval by the general membership.
 - Bill Page stated that if he deed restrictions were to be reinstated, it may be easier to ask the community for additional monies to pay legal fees. A question was raised about source of money if deed restrictions were not reinstated.

- There was conversation about asking the community for more donations. Bill Courtney, Bill Page and Brian Bender volunteered to prepare language to be including in an upcoming weekly newsletter.

Membership – Wendy Heath Brandt

- Wendy reported current membership stands at 421 as of 3/5/2026. She noted we are down about 80 members from this time last year.

Membership – David Elkins

- Dave mentioned that solicitors leaving door tags in BSI have been reported to code enforcement and the PGPD.

Community Relations– Bill Courtney - No Report

Social – Tracy Sage

- Tracy raised concerns that if the social budget is cut later in the year ,that she will not have the needed funds to put toward the annual BSIA Christmas party.

Special Projects – Connie Higgins

- Shredder Day: Connie reported that she is advertising the annual shredder day in the weekly newspaper and it is also being included in Twin Isles Country Club communications. As expected, she received the \$300.00 donation check from the Remax Andre Group.

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 (see discussion under “Treasurer”)

9 GUEST /MEMBER COMMENTS OR ISSUES

One guest questioned why the agreement was not sent out to members. It was noted that this agreement is attached to the Munson case and is on the court website.

Another guest comment that we should not be ashamed to ask for more money to finish paying for legal expenses. She stated that the legal fees did not seem to be excessive based on her own experience.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Wendy Brandt, seconded by Polly Green, to adjourn the meeting. Motion approved. Meeting adjourned at 10:01 a.m.

The next Board Meeting is planned to be held on Friday, April 3, 2026.

The next meeting will be “In-Person” and held at the Twin Isles Country Club.

NOTE: As a reminder, the meeting will commence at 8:30 a.m.

Respectfully submitted by Jan Draber. Minutes prepared by Acting Secretary, Kathy Martinelli.

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Custom Cash Statement
End of Feb 2026

Financial Row	Amount
Cash Accounts	
Bank Accounts	
1000 - Checking	\$28,075.74
1201 - Money Market	\$6,860.65
1401 - Appeal Fund	\$250.00
Total - Bank Accounts	\$35,186.39
Total Cash	\$35,186.39

Burnt Store Isles Association, Inc
Burnt Store Isles Association (Consolidated)
Custom Budget vs. Actual 2026
Jan 2026, Feb 2026

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$21,272.20	\$22,500.00	(\$1,227.80)	94.54%
4200 - New Construction Fees	\$250.00	\$0.00	\$250.00	0.00%
4300 - Directory Ads	\$627.50	\$2,000.00	(\$1,372.50)	31.38%
4350 - Newsletter Ads	\$1,700.00	\$1,500.00	\$200.00	113.33%
4400 - Interest Income	\$3.83	\$200.00	(\$196.17)	1.92%
4600 - 50/50	\$0.00	\$300.00	(\$300.00)	0.00%
4610 - Misc. Income	\$380.00	\$150.00	\$230.00	253.33%
4620 - Badges - Member Paid	\$0.00	\$240.00	(\$240.00)	0.00%
4700 - Events - Member Paid	\$200.00	\$1,000.00	(\$800.00)	20.00%
Total - Income	\$24,433.53	\$27,890.00	(\$3,456.47)	87.61%
Gross Profit	\$24,433.53	\$27,890.00	(\$3,456.47)	87.61%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$1,420.00	\$8,520.00	(\$7,100.00)	16.67%
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	\$1,000.00	(\$1,000.00)	0.00%
6410 - Attorney Fees Reserves	\$0.00	\$2,250.00	(\$2,250.00)	0.00%
6420 - Liability Insurance	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6620 - Badges	\$0.00	\$240.00	(\$240.00)	0.00%
6700 - Events Member Paid	\$200.00	\$1,000.00	(\$800.00)	20.00%
6710 - Events BSIA Paid	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
6730 - Storage Unit Rent	\$0.00	\$840.00	(\$840.00)	0.00%
6750 - PO Box Rental	\$100.00	\$200.00	(\$100.00)	50.00%
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	\$730.00	(\$730.00)	0.00%
6820 - Web Emails Constant Contact	\$0.00	\$924.00	(\$924.00)	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	\$700.00	(\$700.00)	0.00%
Total - Expense	\$1,720.00	\$30,124.00	(\$28,404.00)	5.71%
Net Ordinary Income	\$22,713.53	(\$2,234.00)	\$24,947.53	-1,016.72%
Net Income	\$22,713.53	(\$2,234.00)	\$24,947.53	-1,016.72%