

**BURNT STORE ISLES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 7, 2014**

Officers Present

Directors Present

President – Gene Murtha	Special Projects – Doug Paquin
Vice-President – Frank Wiechec	Social – Judy Vanderweele
Secretary – Mary Drummond	Community Standards – Jayne Perkins
	Membership – Lori Gurr
	E-Communications – Don Hallman
	Security – Don Clark
	Past President – Doug Rhees

Officers Absent

Directors Absent

Treasurer – Connie Higgins	Legal Liaison – Mirko Vicko
	Planning – Brian Stirling

The BSIA Board meeting held on February 7, 2014 was called to order by President Gene Murtha at 9:00 am. Roll call was held to account for Officers and Directors present.

The minutes of the January 3, 2014 Board meeting were approved and accepted. *The minutes will be posted on the BSI Association website.*

The Treasurer’s report was reviewed and filed for audit. Please note that a Fidelity Bond was purchased from State Farm Insurance for protection of our funds.

REPORTS OF OFFICERS AND DIRECTORS

President’s Report:

Deed Restrictions and Enforcement

President Gene Murtha introduced BSIA’s attorney, Ed Wotitzky, who gave us some background information and an overview regarding the enforceability of our community’s deed restrictions. When BSI was turned over from the developer (the declarant) in the 1980’s, they assigned the right to BSIA to enforce the deed restrictions that existed at that time. The declarant did not assign the right for amendment or modification of the deed restrictions. The purpose of the restrictions is to keep minimum standards of property appearance and condition in BSI. The city of Punta Gorda also plays a role in the condition of our community, as the city enforces its codes. The strictest covenant is the one which prevails if there are overlapping restrictions. In enforcing a deed restriction, BSIA must first establish a violation; then the burden shifts to the

property owner. The property owner's primary defense is selective enforcement or waiver. If a covenant has not been enforced for a long period of time, BSIA must put every property owner on notice that there will be full enforcement in the future. There was a lengthy discussion and question period. We need to make certain that we do not allow the deed restrictions to expire since they are very important to maintaining an attractive community. They were last renewed in May of 2004. The city of Punta Gorda is our partner in these efforts and is providing BSIA with a monthly report of specific violations of city codes.

2014 Membership Survey

Don Hallman purchased the Constant Contact survey module and presented a survey for BSIA. Gene thinks we need to send out a survey every 4 years to take the community's pulse. The Board agreed. There was ample discussion regarding specific items to add to or omit from the survey and whether or not it should be presented to all property owners in BSI or just be presented to the current members of BSIA. The general consensus was to ask only members to answer the survey. Big items are underground power lines and widening of the lock. Gene would like all comments or suggestions from board members to be forwarded asap so the survey can be finalized and sent out. That way, we would be able to present survey results at the March general membership meeting.

Newsletter

We are in need of a person to take care of getting the quarterly newsletter published. Lori will ask members attending the mixer on Feb. 7 if anyone is willing to volunteer. The job primarily entails proofing of reports from officers and directors and locating interesting filler articles. Buffalo Graphics presently does the layout and prep of the publication.

Email and website

Don Hallman has been working hard at making the BSIA website more user-friendly and streamlined as far as single bits of information going out. He is shooting for a weekly email to members along with additional alert, event or specific information emails. A calendar is now on the website and we will be able to access pdf files with specific information about an event, etc. with this calendar.

Job descriptions

Gene emailed Board of Directors job descriptions to everyone on the board recently. It appeared that all officers and directors present had received the current version of the job description for each position on the board. Please let Gene know if you did not receive yours by email.

Credit cards

Gene would like to see us offer a website credit card payment option for BSIA annual dues. The fees would be in the neighborhood of \$200 annual service fee and \$1 per transaction (approximately \$700 annual expense). He feels that this is important as we are trying to grow the BSIA membership, and people are accustomed to paying for things on the internet. Lori had some concerns as membership director that she would not be able to collect personal information on paper from individuals that she needs to perform her job well.

Old Business

March General Membership Meeting

The announcement of the March 10 general membership meeting will be made on the BSIA website, in the quarterly printed newsletter, and on the banners at the BSI entrances. Doug P. will be in charge of getting the banners revised and posting them at the entrances. A suggestion was made to make the meeting date and time lettering larger and easier to read on the banners. Buffalo Graphics has changed the banner wording for us in the past. Gene and Judy will plan agenda and make arrangements for the March meeting.

Air traffic noise and flight patterns

Gene reports that the airport is being very cooperative. He attended a meeting of the South Charlotte County Coalition. The new tracking system at the airport shows that there is 98% compliance with required flight patterns, according to the airport manager. Allegiant will be replacing their planes with much quieter Airbuses within the next couple of years. This should alleviate much of the air traffic noise over BSI.

Cul-de-sac Maintenance

Doug P. reported that many of the cul-de-sacs are in poor condition with dead grass and vegetation. Each cul-de-sac has irrigation piping which was installed by the city, but it either needs to be turned on manually when watering is needed or have automatically-timed watering equipment installed for the irrigation to properly function. The areas are in need of standard and consistent watering and weeding (or weed prevention). Doug will work on a plan to address the unsightly cul-de-sac areas. Some are currently being well-maintained by caring residents.

Storage Unit

We are currently renting a storage unit in Port Charlotte to house BSIA records.

Gene is planning to move the records to Punta Gorda to a storage facility on 41.

Directors' Reports

Membership – Lori Gurr

Lori updated her report – we now have 470 active members and 68 inactive members. She has new letter from the president and new membership application which should replace any old information and forms in welcome packets that anyone might be holding. The welcome committee is now anyone who is a BSIA member. New member badges and directories are on order.

Security – Don Clark

In addressing the issue of speeding in BSI, the Punta Gorda police have been more active in the last couple of weeks. They have issued 2 citations and 11 warnings in our neighborhood. They are trying to increase their presence here on a periodic basis. The P.G. police feel there is no need to place additional speed limit signs here as the state and local law is 30 m.p.h. in residential areas. A larger bicycle rack is now in our community. The next Security seminar will be on Feb. 28 at 1:30 – topic is “Security in your home and away from home”.

Don made a motion that we change the wording on our two magnetic Neighborhood Watch signs for vehicles since that program is no longer active in BSI. The Association's name can be put on the signs by Buffalo Graphics, and they will be available for parade or general use by BSIA. Gene seconded the motion and it passed unanimously.

Social – Judy Vanderweele

Judy reported that there are lots of events in the planning stages and that the committee has had good success with interest in activities thus far. There is a mixer with BSIBC at Twin Isles Club planned for tonight, a function at the Celtic Ray on Feb. 23, and Les Mis on Feb.20 (present ticket sale count is 48). She has requested the date of Nov. 11 for our association meeting at Burnt Store Isles Presbyterian church.

Judy made a motion that we pay \$5 for each participant who attends the Ponce Park picnic on March 29. Don C. seconded and it passed unanimously.

Community Standards – Jayne Perkins

Jayne provided us with a current list of homes under construction and renovation in BSI along with the BSIA approval status. Jayne said that the city is providing us monthly with a list of city code violations in our area. Her committee is busy

communicating with builders so that we can approve plans for new home construction. She has been studying city code and BSI deed restrictions and comparing the two. The main difference is in the arena of exterior colors of homes – the city has no concern about aesthetic appeal.

UNFINISHED BUSINESS

1. *Cul-de-sacs* - Doug P. is going to look at options for consistency of maintenance of all cul-de-sacs in BSI.
2. *Lawn maintenance companies...* Restrictions? City ordinances? Gene and Jayne will discuss with the City.
3. *Member Survey* to be finalized, sent by email or postal service, and results tallied before the March 10 general membership meeting.
4. *Moving storage unit to Punta Gorda*
5. *Newletter* – still looking for volunteer to proof reports and get to publisher quarterly
6. *Use of credit cards for payments to BSIA*

Next meeting will be March 7.

Meeting adjourned at 11:20 a.m

Respectfully Submitted,

Mary Drummond, Secretary