

# Burnt Store Isles Association

## Board of Directors Meeting

October 7, 2016 Twin Isles Country Club  
Called to Order 9:00 am.

### PLEDGE OF ALLEGIANCE

---

### ROLL CALL

---

Officers Present

- John Gruca, President
- Ian Milne, Vice President
- Libby Strong, acting Secretary

Officers Not Present

- Connie Higgins, Treasurer

Directors Present

- Donald Hallman, E Communications
- Nancy Granum, Membership
- Doug Paquin, Special Projects
- Melissa Lockhart, Standards

A quorum has been established for this meeting.

### REVIEW AND APPROVE JULY 1 AND SEPTEMBER 2, 2016 BOARD MEETING MINUTES

---

Ian Milne moved to accept the minutes and Melissa Lockhart seconded the motion for both the July 1 and September 2<sup>nd</sup> meetings. The minutes were approved and Don Hallman will publish them on the BSIA website.

### L&T ENGINEERING, PERRY HOFF CONSTRUCTION AND PHILLIP BARNES REALTY PRESENTATION

---

A presentation of the plan to build 42 rental apartments on the property at 156 Madrid Blvd. across from the Publix shopping area was given.

Currently this builder is building apartments on Henry Street called The Oaks. The proposed project on Madrid would be similar in nature. The apartment building would be two stories offering one, two and three bedroom units. The apartments would have an upscale design that includes 13' vaulted ceilings and an upscale club house and pool. May consider opening up the club house and pool to BSIA residents. Leasing prices would range from \$1,100 to \$1,700 per month. Typically the leases run 12 months. Largest units would be 1,500 square feet. Lease requires background checks and has income

requirements. The developer will be offering discount rents for first responders such as police, nurses, and firefighters. There are no age restrictions.

### **Questions from the Board**

Ian - What happens if the complex gets sold to another company that doesn't have the same vetting process and project values go down? *They don't believe anything would change. It would be difficult for a new owner to lower rents. They believe that rents will more likely go up over time rather than lower them.*

John - What are the plans to handle the traffic? *City only allows exits from apartments onto Madrid. The developers have no special plans at this time. Developer suggested speed bumps.*

John- Will the apartments have an on-site rental office? *Yes if it is allowed.*

Ian - What about parking? *The preliminary plan is for open parking lot. They do not know if they will have garages or covered parking. There are no plans at this point. The developers offered to work with the community to come up with a plan that works for everyone.*

Melissa- What if rental prices start coming down? What is the plan? Are you going to lower standards? *The developer said that they will not lower their standards. Thinks pricing is still on the low side.*

Nancy- Can they build more than 42 units? How many stories? *Yes, the most the project is zoned for is 45. The buildings will be two stories.*

Doug - How long will it take to finish the project? *15 – 17 months*

### **Questions from the Association Members**

Where will the construction workers park? *The company will start by putting in a parking lot to enable workers to park off street. It will be fenced as well. Until that happens, they will need to park on the street.*

A resident on Tripoli for 18 years is concerned about traffic issues. She noted that the traffic question was not really answered. Cars on Madrid can only make a right turn. Therefore, they would need to use Tripoli. Traffic problems already exist and this project will further complicate the problem. What is your plan? *They will be doing a traffic impact study.*

Have they considered building townhomes? *Yes, but economically it is not feasible for the developer.*

Another Tripoli resident reiterated the concern over traffic. Suggested that nothing be developed until the traffic problem is resolved.

Resident on Monaco Drive asked how many weekend visitors do they expect at the apartment complex? Again, it has to do with traffic issue. Also wanted to know intentions of developers? *The developer plans on developing the property and keeping it. Does not have a plan to sell for a long time.*

Charlie Council, former President of Association in 2010-2011 said that during his time on the Board there was interest in building rental apartments. At that time it was decided that the development did not fit with the surrounding structures so it was rejected. He believes that this current project falls under the same standard. All structures are one story and the plan is for two story.

Another resident suggested that this project does not meet with BSIA standards and deed restrictions. Does the developer expect BSIA to relax the deed restrictions? *The listing agent told the developer they could get restrictions changed.*

It was asked if the developer would add the BSIA standards to the rental contract? *Yes if they can.*

A question was asked regarding how the project was going to handle ground water. *There will be a plan, but it has not been developed yet.*

Was the developer aware that only one building can be erected per lot? *They were not aware of that restriction.*

Resident believes that the Board has the authority to reject any apartment complex within our community. He requests that the Board take that action.

If the developer cannot get a traffic light put on Madrid, this resident did not believe that approval will be given on this project. *Developer believes he has enough pull to get a traffic light put in on that corner.*

## OFFICER'S REPORTS

---

### President

President, John Gruca – The Punta Gorda Library Association has asked the Association if they would donate to the library fund. The Board is going to table this discussion until a later date after reviewing the financials.

All the landscape lights are working on the entrances. Power outages with the lighting has been addressed. The bushes are going to be trimmed back to make it easier to service the cameras.

### Vice President

Vice President, Ian Milne – We have 5-6 new constructions going into BSIA.

Ian is going to put together information on answers to the apartment questions from this meeting. It will be posted on the website.

### Treasurer

Treasurer Connie Higgins – Board received treasurer report. The Association needs to raise collections. The Treasurer is preparing the budget for 2017 and will have it ready for review.

### Secretary

Standing in for Secretary, Libby Strong. John Gruca has appointed Libby as Secretary for the remainder of this year.

## DIRECTOR'S REPORTS

---

### E Communication

Donald Hallman – He is looking for certified copies of our by-laws. John and Don are going to meet with a legal advisor to review the by-laws.

### Legal Liaison

Mirko Vicko – no report

### Membership

Nancy Granum –The Association has 564 members....After we have the renewal period on January 31<sup>st</sup>, we will see how many members renewed.

### Planning

John Forr – no report

### Security

Kathy Williamson – no report

### Social

Su Miscia – The committee needs to find more members to serve on the social committee. There will be a November 17th CPR class at Twin Isles Country Club. There is a sign-up sheet online.

### Special Projects

Doug Paquin – The Annual meeting is November 15 at 6:30 p.m. at Presbyterian Church. The Association at the Annual Meeting will collect canned goods for the food shelf.

### Standards

Melissa Lockhart – nothing new to report. If people have concerns about property they should contact Melissa. She is going to put a note in the newsletter on the subject.

Joanne Ziemer – Newsletter editor. Nothing new to report.

**Questions from the guests.** Member is questioning the zoning on the Madrid parcel. When the zoning was set, you could turn left from Madrid onto 41. Now that more properties have been added and the left turn option has been eliminated, it was suggested that the Board actively try to change the zoning because of the traffic issues. Also noted that the villas have 15 vacant lots open. All of the new construction will impact the traffic.

Member wanted to thank the Board for publishing draft minutes early for the BSIA members.

## OLD BUSINESS

---

Underground Survey Up-date – December 15<sup>th</sup> the committee is going to gather information at the Punta Gorda City Council meeting. December 15<sup>th</sup> is the cut-off for the \$75 assessment.

Perimeter Canal Dredging – There is one final permit that needs to come through for the dredging, so not long before they get started.

## NEW BUSINESS

---

**MOTION:** Melissa moved to not accept the developer's plans to build 42 apartments and Ian second the motion. Discussion: There were over 100 BSIA members that voiced concerns about the project at today's meeting. At this point, the community does not want the project to continue. The Board does not feel this is the appropriate use for this property in our neighborhood and it does not fit with what we have right now. The Board would be open to other ideas for the property. Ian is going to contact the developer to inform him of our vote. John was also going to see if the Newspaper would be interested in doing an article on the proposed development. The Motion carried.

Don would like to know if we are going to continue to mail out a new membership directory. Nancy suggested that we scale down the book, leaving out the Deed Restrictions and By-Laws. This could lower the cost of sending it out. Nancy is going to get pricing on the printing.

## ADJOURN

---

Don moved to adjourn the meeting seconded by Melissa. Motion carried. Meeting adjourned at 10:45 a.m.

Respectfully submitted: Libby Strong, Secretary