

Burnt Store Isles Association Board of Directors Meeting

February 3, 2017

Twin Isle Country Club

Meeting Called to Order at 9:00 a.m.

1 PLEDGE OF ALLEGIANCE

2 ROLL CALL

Officers Present

John Gruca, President
Ian Milne, Vice President
Bill Courtney, Treasurer
Libby Strong, Secretary

Directors Present

Donald Hallman, E Communications
Mirko Vlcko, Legal Liaison
Nancy Granum, Membership
Faith Ferris, Planning
Su Miscia, Social
Doug Paquin, Special Projects
Melissa Lockhart, Standards
Doug Rhees, Immediate Past President

A quorum has been established.

3 REVIEW AND APPROVE BOARD MEETING MINUTES

Ian Milne moved to accept the minutes and Melissa Lockhart seconded the motion. The minutes were approved and Don Hallman will publish them on the BSIA website.

4 GUEST PRESENTATION

Mr. Jeff Leitner of Iris Real Estate Development spoke regarding the large vacant parcel at 136 Madrid. They are proposing to build a Memory Care Unit on the Madrid property. The property would house 30 residents and at peak 19 staff. This is not a skilled-care facility, but just memory care. The building will be professionally managed. The facility will be operated as a private care facility. Jhon asked for a show of hands from the homeowners who attended to see if they were in favor of the proposed development. The majority were in favor with only four people indicating they were opposed.

Nancy Prafke– Councilmember, City of Punta Gorda – everything is on track with the Publix shopping center. Pet Supermarket is moving in and Anytime Fitness will be going in. State Farm will also be in the center. Parking has been expanded as well. Traffic issues have not been resolved yet, but they are exploring options.

The property at 156 Madrid is coded Multi-Family and a developer can build up to 15 units per lot. The previous builder that presented to the board at the October 2016 meeting has received a legal opinion that suggests that he could move forward with the apartment complex. It was unclear whether this opinion incorporated the BSI Deed Restrictions or was simply an opinion based on the current zoning ordinances.

5 OFFICER'S REPORTS

President

President, John Gruca - **MOTION:** Based on the 50 people attending of which 46 indicated support, based on the information provided today by the developer, and conditioned upon the specifically stated proposed use of the property, Ian Milne moved to waive the restriction against commercial development for the Iris Real Estate Development project to build a Memory Care Facility at 156 Madrid. Seconded by Mlrko Vlcko. The Board put the motion to a vote. There was one dissent. The motion carried.

John has sold his home in BSI and will be moving end of March. The Board wishes to thank John for his service to our community. He will be greatly missed in the community.

Vice President

Vice President, Ian Milne – 3 new homes going up. 3 complaints regarding a no trespassing sign posted on a vacant lot in BSI. We will notify code compliance.

Treasurer

Treasurer, Bill Courtney – presented Income and expense reports.

Secretary

Secretary, Libby Strong – nothing at this time.

6 DIRECTOR'S REPORTS

Membership

Nancy Granum – we have 485 household memberships as of end of January. We had a good response to first year free membership. A good percentage of free memberships renewed and have paid their dues.

Last year the cost for printing directory and newsletters was approximately \$6,000 – \$7,000. In an effort to cut costs, starting this year the Board is going to send the newsletters out in electronic format. This will eliminate not only printing costs, but mailing costs as well for newsletters. The directory is going to be modified to lower the cost, be done in electronic format and a limited number of copies will be available in printed form at board meetings for individuals to pick up if they need a printed form.

Need more volunteers. Don is going to send out a request for more volunteers.

Social

Su Miscia –Jan 24 was first of two dart nights. Second Dart night will be in March. The rum tour was well attended. Jan 31st CPR class was held. There were 19 people who attended. The Board will send a thank you card out to Twin Isle Country Club, Christopher Orr, for the use of their facilities. Another CPR class is being planned for May.

Neighborhood yard sale Feb 11, and there are 61 members signed up. The committee will provide flyers to the Burnt Store Grill and an ad will be placed in the Sun Newspaper. Social Committee will be on site to hand out maps.

Tour to Three Suns Ranch is scheduled for Feb. 21st.

Working on plans for the yearly picnic March 11th. Guests of members may attend, but will be charged \$5.

Standards

Melissa Lockhart – there was a complaint filed regarding the roof of a home on Monaco. The City has been notified, but have currently suspended issuing notices at this time due to a resident contesting the standards presently employed by the city in determining which roofs have to be powerwashed.

7 OLD BUSINESS

Update on Perimeter canal dredging – All of the paperwork is in. Bill Hughes is just waiting to schedule the date.

Underground Study – Jon will be attending a meeting Monday at 10:00 to see what information FPL and the surveyors need to continue.

8 NEW BUSINESS

No New Business

9 ADJOURN

Bill Courtney moved to adjourn the meeting seconded by Mirko Vlcko. Meeting adjourned at 11:05p.m.

Respectfully submitted by Libby Strong, Secretary

Burnt Store Isles Association, Inc.
Treasurer's Report
From 1/1/2017 to 1/31/2017

1/31/2017

Check Book Balance	\$11,470.92
Savings Account Balance	\$49,673.90
Cert of Deposit Balance	\$0.00
Total Funds	\$61,144.82

Income

Badges - Member Paid Directory Ads	70.00
Donations Received	1,560.00
	10.00
Events - Member Paid Membership Dues	1,806.00
New Construction Fees	3,535.88
	450.00
Newsletter Ads	480.00
Total Income	\$7,911.88

Expense

	-192.04 -
Badges Events - BSIA Paid	63.50
Events - Paid by Members Landscape/Property	-1,386.00 -
Maintenance Liability Insurance	150.00 -
Newsletter Preparation	240.00 -
Postage and Delivery	1,127.07 -
State Fees	22.09 -61.25
Storage Unit Rent	-33.71
Total Expense	-\$3,275.66

Burnt Store Isles Association, Inc.
Income Expense Report for 2017

2/2/2017

Check Book \$10,959.75		Savings \$49,673.90		Cert of Deposit \$0.00		Total Cash \$60,633.65	
Reserves		Budgeted Amount	Inc/Exp To Date		Balance		
Attorney Fees from 2017 Dues		1,300.00	0.00		-1,300.00		
Current Attorney Fees Set Aside		37,441.00	0.00		-37,441.00		
<i>Total Reserve</i>		\$38,741.00	\$0.00		-\$38,741.00		
Incomes		Budgeted Amount	Inc/Exp To Date		Balance		
50/50 Raffle		0.00	0.00		0.00		
Badges - Member Paid		0.00	70.00		70.00		
Directory Ads		1,000.00	1,560.00		560.00		
Donations Received		0.00	10.00		10.00		
Events - Member Paid		0.00	1,806.00		1,806.00		
Interest Income		30.00	0.00		-30.00		
Membership Dues		13,000.00	3,564.71		-9,435.29		
Miscellaneous Income		0.00	0.00		0.00		
New Construction Fees		3,000.00	450.00		-2,550.00		
Newsletter Ads		1,870.00	480.00		-1,390.00		
<i>Total Income</i>		\$18,900.00	\$7,940.71		-\$10,959.29		
Expenses		Budgeted Amount	Inc/Exp To Date		Balance		
Accounting Fees		150.00	0.00		150.00		
Attorney Fees Reserve from Dues		1,300.00	0.00		1,300.00		
Badges		0.00	192.04		-192.04		
Banners		600.00	0.00		600.00		
Directory Preparation		1,000.00	0.00		1,000.00		
Donations Given		0.00	0.00		0.00		
Events - BSIA Paid		2,000.00	63.50		1,936.50		
Events - Paid by Members		0.00	1,386.00		-1,386.00		
Landscape/Property Maintenance		4,700.00	150.00		4,550.00		
Legal Fees		600.00	0.00		600.00		
Liability Insurance		2,600.00	240.00		2,360.00		
Meeting Room Rental		750.00	0.00		750.00		
Miscellaneous Expense		0.00	0.00		0.00		
Newsletter Preparation		1,870.00	1,127.07		742.93		
Office Supplies		155.00	0.00		155.00		
P.O. Box Rent		85.00	0.00		85.00		
Postage and Delivery		100.00	22.09		77.91		
Safe Deposit Box Rent (waived)		0.00	0.00		0.00		
Shredder Day (1 per year)		400.00	0.00		400.00		
Software		150.00	0.00		150.00		
State Fees		65.00	61.25		3.75		
Storage Unit Rent		400.00	33.71		366.29		
Surveillance Cameras		800.00	0.00		800.00		
Web Data Remote Hosting		545.00	540.00		5.00		
Web Emails Constant Contact		630.00	0.00		630.00		
<i>Total Expense</i>		\$18,900.00	\$3,815.66		\$15,084.34		
<i>Net Income (Loss)</i>		\$0.00					

