

**BURNT STORE LAKES PROPERTY OWNER'S ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
HELD IN THE BURNT STORE LAKES POA CONFERENCE ROOM  
16500 BURNT STORE ROAD, UNIT #102, PUNTA GORDA, FL 33955**

**March 8, 2016**

**CALL TO ORDER, PROOF OF NOTICE and ROLL CALL**

President Bob Pietrasanta called the meeting to order at 5:00 p.m. and opened with the Pledge of Allegiance. It was noted that the Meeting Agenda was posted 3/4/16 online and at the kiosk in the Park. In addition, notification signs were placed at four entrances into Burnt Store Lakes on 3/3/16. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Bob Pietrasanta, President; Bob Lilley, Vice President; Joyce Punt, Treasurer; Karen Bishop, and Rick Mathis, Director at Large. Kate Ihrig and Bob Beahn, Directors at Large were absent. A quorum was present.

**Public Input:**

In attendance were Bill Giandonato, Vic Kapcsos, Bob Reichert, Ed Defreitas. John Pilip, Ron & Annette Kent, Jerry & Janet Goin, Chris Peabody, Don Cavallini, Shawn McCallister, and Bill Lewis. Bob Pietrasanta asked if anyone would like to speak on a specific Agenda item and when that item is discussed they can address their question at that time. Vic asked to speak on Item 7, Long Range Planning, Bill Giandonato on Item 9, Maintenance, and Jerry Goin on Item 10, Lakes Water Quality.

**DISPOSITION OF MINUTES**

Bob Pietrasanta stated that the Minutes of the February 9, 2016 Board Meeting was sent to all Board members electronically. Bob Pietrasanta asked if there were any additions or corrections to the Minutes. . There being none, Rick Mathis motioned to approve the February 9, 2016 Minutes with Joyce Punt seconding. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop and Mathis voting aye.***

**TREASURER'S REPORT**

Joyce Punt presented the financial report ending February 29, 2016, the fifth month into the fiscal year. She noted the cash position as of February 1, 2016 was \$886,726.98. Cash received was \$32,616.22 and included earned interest in the amount of \$166.65. Disbursements for the month of February were operating expenses in the amount of \$34,338.62, reserve expenses \$22,583.29, eminent domain funds \$44,199.71, and returned check \$324.00. The cash position ending February 29, 2016 was \$797,897.58. Assessment Receivables were \$145,316.41. The balances in the money markets and checking accounts were noted. The operating expenses for February were approximately the same as January, typical for the 5<sup>th</sup> month into the fiscal year. The reserve expenditures were \$18,377 more than January. This includes \$7,722 expended over the \$44,199 eminent domain funds for the Park driveway. The remaining reserve expenditures were for FGCU Lake Study (\$3500), fish stocking (\$7150), Banks Engineering (\$1600), gopher tortoise study (\$1811), and additional millings for Park road (\$800). The amount of cash received in February was approximately \$9,336 more than January due to increase in assessment collections as a result of the second billing. Accounts receivable ending February 29, 2016 was down \$29,216 from January.

The current collection rate for the end of February 2016 was 90% compared to 88.3% at the end of February 2015 (based on actual assessment and not 2 or more years in arrears plus interest and filing fees, or those on payment plans). There are a total of 206 property owners out of 2066 billed that have not paid their assessment, compared to 293 at the end of January 2016. For those property owners who have not paid their assessments by March 16, 2016, liens will be prepared and filed in the Courthouse.

There being no questions on the financial report, Bob Lilley motioned to approve the February 2016 Treasurer's Report and send forward for audit. Rick Mathis seconded the motion. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop and Mathis voting aye.***

### **MANAGER'S REPORT – Sandy Funk**

Drainage – Two quotes were received to repair the Megra drainage swale—Scoops at \$8,120 and C&J at \$3,000. After discussion, Karen Bishop motioned to award the work to C&J Excavating at a cost of \$3,000 with a second by Joyce Punt. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop and Mathis voting aye.***

Cape Horn Entrance – Ed Rackeweg was contacted to schedule reinstallation of the irrigation system. The County will not pay for this even though damages occurred as a result of the road widening. The flag pole is in the process of being relocated further east towards Burnt Store Road. Karen asked if the entrance sign could be raised to increase visibility which has been impaired as a result Cape Horn Blvd being elevated. Office staff will research prices and report at April's Board meeting.

New Sidewalks – Construction began at Rio Togas on February 29<sup>th</sup> and should be completed by the end of March.

Reclaimed Water to Rio Togas Lot 12 – CCU is still working on firming up a start date. An agreement between CCU and the Association is being prepared by CCU and the County attorney.

Mangrove Trimming – Marc Ebling of Suncoast Environmental will begin this year's mangrove trimming on March 21<sup>st</sup> concentrating on Bear Branch Creek.

Community Center and Park Activities - There will be a Cruise Seminar on March 15<sup>th</sup>; and a Book Launch on March 18<sup>th</sup>. A fundraiser for the Parrot Society will be held in the Park on March 19<sup>th</sup> at 1:30 pm. The County will be holding a ribbon cutting ceremony for the completion of Phase III Burnt Store Road Widening on March 24<sup>th</sup> at the Water Treatment Plant.

### **LONG RANGE PLANNING (LRP) – Karen Bishop**

Karen reported that the apron to the Park driveway will be installed by the Rio Togas sidewalk contractor (completion by end of March). An additional apron is required at the north end of the driveway at the shell road, and when this is completed, the driveway will be ready for use. County required landscaping cannot be completed until the irrigation system is installed. Funds (\$7,000) have been allocated for this phase of the project. Other items to complete the driveway are installation of a 2-foot wide strip of sod along either side of the driveway, a pad for the irrigation pump, and 14 feet of galvanized fence at service entrance. The total cost of the project will be \$76,755, which is \$32,155 over that received through eminent domain (\$44,200). It was decided to temporarily postpone installation of the \$6,000 security gate at Rio Togas (funded, but not included in above figures).

Members of the committee removed poles from various locations in the Park for placement along a line adjacent to the driveway to prevent unauthorized access to the Park. A major clean up in the Park was accomplished making it a beautiful asset to the community. Kudos were given to Vic Kapcsos, Bob Reichert, and Rick Mathis for all their efforts.

Karen postponed discussion on possible institution of a Capital Contribution Fee until more input is obtained.

### **SAFETY & PREPAREDNESS – Rick Mathis**

Rick reported that about 60 Neighborhood Watch Groups in Charlotte County attended a conference held at the Charlotte Harbor Beach Complex on Saturday March 5<sup>th</sup>. Burnt Store Lakes' display took second place in

the competition. Rick stated the kiosk has been erected on the restroom wall. He will be reposting some pertinent information in the kiosk including revisions to the Park policy which will be reviewed by the Board next month.

### **MECHANICAL & MAINTENANCE – Bob Beahn**

In Bob Beahn's absence, Bob Reichert reported that a bushhog was rented and about 10 days of clean-up was accomplished in the Park. The poles at the Park roundabout will be removed and relocated. Also, the irrigation system at Cape Horn and Vincent is operational. The control system was replaced, the wiring repaired and the heads adjusted and realigned. The plantings need to be reshaped, fertilized and overgrowth removed.

### **LAKES WATER QUALITY – Bob Lilley**

Bob reported that Dr. Serge Thomas from FGCU has begun the lake study, which will include oxygen levels, sediment depth, aeration, intrusion of salt water, etc. FGCU will be placing a pole in a shallow area of each of the lakes for use as a base for depth measurements. He asked that a CIN message be sent out notifying fisherman to avoid contact with the poles. Bob plans on hiring a new lakes management company next week to take care of grasses, weeds, algae, etc. Two prospective companies were interviewed and it is planned to give notice to Lake & Wetland within the next two weeks, dependent on review of both company's contract and costs by Bob Pietrasanta and Bob Lilley. There have been additional problems with over-spraying and killing of the littorals by the existing contractor.

Jerry Goin was present with an "armored catfish" that he speared from Stork Lake behind his house. There is an alarming abundance of these catfish in the lake. He noted that there are very few pan fish or bass in this lake now than years prior. He does not know if there is any correlation between the two. His concern is that this fish bores underneath the bank of the lake thus weakening the surface creating a sponge when walking along the lake edge. According to FWC these catfish are in abundance in all our rivers and lakes. They are apparently algae and aquatic plant eating fish. Janet Goin stated that reportedly they have created a hazard to people walking along the banks where they have fallen into the water as a result of the undermining. Bob Pietrasanta suggested that the Lakes Committee look further into this situation.

### **COMMUNICATIONS – Kate Ihrig**

In Kate Ihrig's absence, Joyce Punt reported there were four (4) CIN messages sent out since the last Board meeting—regarding park access for the potluck, Neighborhood Watch meeting, speed limit change on Burnt Store Road, and upcoming book launch "Where Do We Live.

Bob Pietrasanta touched upon an article that will appear in the April edition of our newspaper called, "What's Next", now that the new Deed Restriction and By-Law amendments were approved. There are three items informally discussed: (1) amending the way in which elected Board members may be recalled, (2) raising the minimum square footage requirement of a single family home, and (3) imposing what most communities call a Capital Improvement Fee on the exchange of property within the development. Bob detailed each item which will also appear in the article. Karen noted that a copy of the Capital Improvement Fee program including a power point presentation was distributed to each Board member. Discussion ensued with suggestions that we meet with our attorney for correct wording, and as Joyce pointed out—possibly putting the information on our website. Also discussed was what the income from the fee would fund, i.e., drainage swales, lake issues, etc.

### **BEAUTIFICATION & ENHANCEMENT – Kate Ihrig**

Joyce reported on Kate's behalf that notification of the separation of the Beautification & Enhancement Committee into two separate committees, i.e., Beautification & Enhancement and Holiday Decoration, was sent to those who have offered to chair/co-chair Beautification and to those who have been part of the holiday decorations in the past. No responses have been received. Discussion ensued on the difficulties encountered in reorganizing the Beautification & Enhancement Committee. Articles were placed in the newspaper, but did

not yield interest in participation. Joyce suggested announcing the need for volunteers not only for this committee, but assisting with other areas within the community, i.e., Park maintenance etc.

It was mentioned by a member in attendance that he was bitten by a dog (unleashed) in the Park which was thought minor, but in fact was more serious. After discussion, it was decided to place an article in the newspaper regarding the County Ordinance which mandates leashing of pets.

### **COMMUNITY STANDARDS – All**

Bob Lilley and Rick Mathis were assigned to review Community Standards last month. However, due to their schedules were unable to complete a review of the community. They will review and report at April's Board meeting. Bob Lilley was asked to again review the condition of new construction sites. Bob requested a list of the builders and their telephone numbers so that he may contact them directly to discuss any issues. We are also looking for a volunteer to fill a recent vacancy on the Fining Committee.

### **ARCHITECTURAL REVIEW (ARC) – Joyce Punt**

Joyce Punt reported there are three projects seeking approval as recommended by ARC. Joyce Punt motioned to approve repainting exterior and trim at 24233 San Ciprian (86408), a new home construction at 17350 Cayo Lane by Monopoly Properties (96904), and a new home construction at 17145 Dill Court by Sage Homes (90901). Bob Lilley seconded the motion. ***The motion passed with Pietrasanta, Lilley, Punt, and Bishop voting aye. Rich Mathis voted nay.***

Under projects seeking final inspection, the new lanai cage at 17433 Cape Horn (93701) is the only one remaining at this time since it is not completely finished. There are currently 18 new homes under construction. In addition, there are 2 garage additions, 3 pools, and one new lanai cage under construction. There are two exterior paint color changes under review. We are awaiting approximately 12 new home plans for submission. Joyce noted that the review process for all plans is currently undergoing revamping—including development of a check off list of items for submission, and ARC meeting more frequently as a group.

### **COUNTY RELATED ITEMS**

**MSBU** –The MSBU Advisory Board did not meet this month. However, some members of the Advisory Board attended the pre-construction meeting held at the County with the sidewalk contractor on February 10<sup>th</sup>. They were not permitted to take part in the discussion, but were provide a schedule of the work which was to begin at Vincent Avenue. A request was made to the project coordinator that it was preferred to begin sidewalk construction at Rio Togas due to the timeliness of installing the apron at the new park driveway entrance. We were notified later that Rio Togas would be started first, followed by Vincent, then Saragossa.

**SCCC** – The South Charlotte County Coalition (SCCC) met on February 25<sup>th</sup>. Speaker Tammy Wilke of the Charlotte County Sheriff's Office addressed "Project Lifesaver". She stated the program began in 1999 to aid in finding individuals who have gone missing, such as those with Alzheimer's, Downs Syndrome and autism. Those individuals were fitted with a watch-like bracelet with a personal ID code through which they can be electronically tracked, located and returned home. This technology is currently provided in 49 states and has saved many lives. The program was originally developed through Ham radio expertise in Chesapeake, VA. The program allows for seasonal residents to be shared between states where bracelets can be alternatively activated. Most persons are found within 30 minutes of a call for activation. Charlotte County's program includes a helicopter and a plane for search purposes. The bracelets are tested daily by the families and batteries are replaced when needed. The cost of a bracelet is \$300 if the family has the ability to pay.

Ms. Wilke also spoke to the Citizen's Policy Academy, an 8 week program through which residents from the community can learn more about the functioning of the Sheriff's Office. The course includes a jail tour and of the 911 call center, a trip to see the aviation unit at the airport and the opportunity to do a ride-along with a police officer as well as presentations about the many aspects of the Sheriff's office.

In other business, Phase II of the Burnt Store Road Project was addressed with several members concerned that the County does not appear to be interested in pursuing legislative action to acquire a right of way on State property west of BSR because “we tried it 10 years ago so we are not going to try it again”. Obtaining this land through State donation would save millions of dollars by not having to purchase land on the east side of BSR.

The new BSR signage was also discussed with considerable dissatisfaction expressed. Pirate Harbor is not pleased with the sign that says “Yacht Club Next Right” and Woodland Estates feels the signage should read “Harborview Road Next Right” and not “Woodland Estates Next Right”.

The Sunshine Law was also mentioned in that the SCCC, not being a decision-making body would not be restricted by its tenets. It was observed that the State and the County interpret the Law differently with the County taking a much more rigid interpretation which could tend to stifle discussion.

### **MISCELLANEOUS ITEMS**

Discussion with the audience took place regarding lack of signage on BSR in front of our subdivision. Sandy noted that a request was made to have the County provide signage at pertinent intersections. The County responded by stating that they would provide signage at the cross streets, i.e., Cape Horn, Saragossa, Peppercorn, Vincent, and possibly Cabana. Striping the turning lanes at intersections was discussed. An inquiry will be made to the County to provide striping.

Bob Lilley discussed the manning of the Potluck for Sunday which is being sponsored by the Board of Directors. Discussion regarding political candidates being allowed to speak at Potlucks was discussed and deemed inappropriate for these occasions. Conversation continued on the sponsors and their responsibility for providing the main dish, etc.

**NEW BUSINESS** – None

### **ADJOURNMENT**

Bob Lilley motioned with Rick Mathis seconding to adjourn the meeting at 6:55 p.m. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop and Mathis voting aye.***

### **OPEN FORUM**

Bill Giandonato asked if there was resolution to the small propane tank issue. Joyce stated that a policy is currently being written. In the interim, the property owner who has one installed above ground was contacted and they will be addressing by some attractive means, i.e., fencing or shrubbery.

Respectfully submitted,

Sandra J. Funk, Secretary  
To the Board of Directors  
Community Association Manager

The next meeting of the Board of Directors is scheduled for **5:00 p.m.** on **Tuesday, April 12, 2016** in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing)

March 21, 2016