BURNT STORE MEADOWS PROPERTY OWNERS ASSOCIATION
C/O Star Hospitality Management 26530 Mallard Way Punta Gorda, FL 33950

Telephone: 941-575-6764 Email: D.Phillips@StarHospitalityManagement.com
Fax: 941-575-7968 Website: www.bsmpoa.com

Dear New Neighbor,

A warm welcome to you on behalf of the Burnt Store Meadows Property Owners' Association!
We invite and encourage you to attend, participate and take an active part in the community through our monthly Property Owner's Association (POA) Board meetings. The Board of Directors always welcomes input from membership.

Please read the information contained in this packet to acquaint yourself with living in our beautiful community! In this packet you will find pertinent neighborhood information, including the current budget, a list of the Board of Directors, the Association documents, and other important information.
The Burnt Store Meadows website www.bsmpoa.com is available for additional information. Please be sure to review the Information for New Residents document found on the website. This document contains information on our month POA meetings, trash and recycling, watering days, utility services, library services, and more.

By registering on the website and establishing your personal Member Settings you will receive timely updates on issues concerning the neighborhood as well as receiving our neighborhood newsletter. To register go to the website www.bsmpoa.com and complete your Member Profile. Under Member Settings/Contact make your communications selections.

Our neighborhood newsletter is issued quarterly - February, May, August, and November. It is a great way to discover what is happening in the community as articles of importance are featured.
Please also take a few moments to complete and return the enclosed Owner Information Sheet to Star Hospitality Management. The form is also available on our website and may be completed electronically and emailed to Star Hospitality Management at D.Phillips@StarHospitalityManagement.com.

Once again, welcome. We are pleased to have you as our new neighbor.

Sincerely,

Your **2026-2027** Burnt Store Meadows POA Board of Directors:

President	Anthony Nutt	Anthony.Nutt.bsmpoa@gmail.com
Vice President	Jay Gile	Jay.Gile.bsmpoa@gmail.com
Secretary	Carl Fletcher	Carlefletcher@comcast.net
Treasurer	Joyce Tilden	Joyce.Tilden.bsmpoa@gmail.com
Director-at-Large	Pat Hurd	Pat.Hurd.bsmpoa@gmail.com

Neighborhood Information

Monthly Meetings

The Association's Board of Directors meets on the 3rd Monday of each month at 6:30 pm at Star Hospitality Management, 26530 Mallard Way, Punta Gorda (corner of Taylor Rd and Mallard Way). **All property owners are invited to attend**. If the 3rd Monday falls on holiday, the meeting will be re-scheduled - usually to the 4th Monday.

Annual Membership Meetings

The annual meeting for **all property owners** is held in September. The annual meeting deals with the election of board members, the annual budget, and other pertinent POA business. Meeting packets are mailed out to all owners at least 30 days prior to the meeting.

Website

General information, bylaws, deed restrictions, fillable forms, meeting minutes, newsletters can be found on our neighborhood website at www.bsmpoa.com.

Newsletters

Our monthly community newsletter is called The Meadows Connection. Once you sign up on the neighborhood website you will automatically receive the monthly newsletter from our publisher Seabreeze Communication. By registering on our website, you will receive the newsletters. Prior issues of the newsletter can also be found on the website.

Deed Restrictions

Burnt Store Meadows (BSM) is a Deed Restricted Community. The Deed Restrictions of Burnt Store Meadows specify how each resident must maintain their property. In some instances, our community restrictions are more stringent than the City of Punta Gorda Code. The BSM Deed Restrictions are enclosed with this letter and are also on our website. Please familiarize yourself with these restrictions to ensure compliance within our community and to maintain the beautiful and desired place to live. Listed below are some of the areas of restriction that need to be adhered to:

- Garbage/recycle containers
- Maintenance of property
- No Trade, Business, or Profession
- Nuisances
- Outside storage
- Parking
- Signs/displays

Code Violation Protocol

When a deed restriction violation is received and subsequently confirmed (via date stamped photo, eyewitness, or audio, if appropriate) a Courtesy Notice is sent to the violator indicating the corrective action necessary to avoid being fined and or being turned over to City Code Enforcement. The allotted time for the correction is based on the violation and may vary. It is the resident's responsibility to contact Star Management in the event a violation cannot be resolved in the allotted time. Deed Restriction Violations, Time to Resolve, and potential fines are listed on the enclosed Violation Protocol Table.

Architectural Review Board Request (ARB)
An ARB is an Architectural Review Board request for new construction, additions, alterations, or improvements made to the **exterior** of your home. Examples of this include but are not limited to **changing** the color of your exterior paint and trim, security/storm shutters, pools, and cages, changing doors and windows, fencing, adding a lanai or when doing a complete landscape design change. ARBs are reviewed at our monthly Board meetings and must be approved **PRIOR** to beginning of work. For additional information or to obtain and complete the ARB form go to the website www.bsmpoa.com.

Other Permits from City of Punta Gorda Code Compliance (Yard Sale, RV/Boat Parking) Permits are required by the City of Punta Gorda for yard sales and RV or Boat Parking. To obtain these "No Charge" permits contact the City of Punta Gorda Code Compliance Department at **941-575-3352.** Information and online requests can be made by going to Code Compliance Permits | City of Punta Gorda, FL (punta-gorda.fl.us). **Note**: Burnt Store Meadows (BSM) is considered a **Special Residential Overlay District** within the city, and therefore more stringent than the city. Special parking permits in BSM are limited to a maximum of 4 occasions, not to exceed 2 nights each time, per calendar year. In the case of special parking permit, both the city permit, and the BSM **Request for Temporary Waiver** are also required. The BSM form is located on the www.bsmpoa.com website.

Deed Restriction Violation Protocol

Owner Information Sheet

Please complete the Owner's Information Sheet and forward it to Star Hospitality Management via email or mail.

Star Hospitality Management

Debbie Phillips
26530 Mallard Way
Punta Gorda, FL 33950
D.Phillips@StarHospitalityManagement.com