Seabreeze COMMUNICATIONS

DECEMBER 2025

Meadows Connection



Burnt Store Meadows

A Look Inside

17TH ANNUAL BURNT STORE MEADOWS HOLIDAY DECORATIONS CONTEST

WHAT'S HAPPENING IN PUNTA GORDA THIS MONTH

MEET SOME FOUR-LEGGED FRIENDS IN THE NEIGHBORHOOD

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Welcome to the *Meadows Connection*

MESSAGE FROM JOYCE TILDEN, BSM BOARD MEMBER AND COMMUNICATION LIAISON

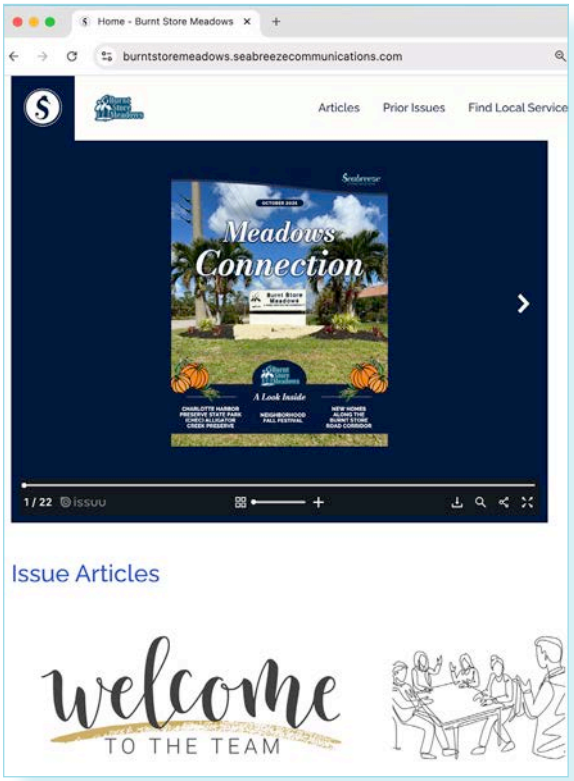
We are pleased to present another issue of the *Meadows Connection* newsletter. Beginning with our April 2025 edition, the Burnt Store Meadows Property Owners Association, in collaboration with our publisher, Seabreeze Communications, launched a dedicated website for the *Meadows Connection* monthly newsletter.

FEATURES OF THE NEW WEBSITE

The new website offers a redesigned version of the newsletter, access to individual articles, an Event Board, and additional resources. Readers can enjoy a digital flip book experience with a refreshed magazine layout that allows you to turn pages, click on embedded links, and use features such as zooming in or switching to full screen mode. For those who prefer an article-based format, the website provides all current content organized on individual pages for easy reading.

NAVIGATION AND RESOURCES

The top menu bar includes convenient access to previous issues, a collection of articles, an Event Board highlighting activities and happenings in and around Burnt Store Meadows, and a Vendor Page featuring local service providers. You may visit the new website to view or download the digital edition, or you can find a PDF version available on our BSM website under Meadows Connection Newsletter | Burnt Store Meadows.



YOUR PARTICIPATION

We hope you enjoy exploring this newly developed website. We encourage you to share your suggestions for articles or topics you would like to see featured in future editions of The *Meadows Connection*.

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Burnt Store Meadows Property Owners Association Website – www.bsmpoa.com

JOYCE TILDEN, BSMPOA DIRECTOR
COMMUNICATIONS AND WEBSITE ADMINISTRATOR

Keeping you informed and up to date on what's happening in the Meadows.

The www.bsmpoa.com website makes it quick and easy to access and electronically complete forms required for new construction, additions, and modifications to your existing residence. Also, requests for overnight parking permits can be completed online.

As a resident and/or property owner in the Burnt Store Meadows Community, you will have access to "Owner Only" documents and information. To access those documents and sections on the website you must register and be authorized as a property owner.

Registration is simple!

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The first time you log in to www.bsmpoa.com simply select the Register option in the upper right corner of the screen.

On the Register page you will be asked to enter the following information:
•Are you a Homeowner, Condo Owner, Lot Owner, etc.
•Name, email, cell phone*, address, and create a password for your account.
* If you don't have a cell phone, or prefer to use another number, you can change this on your Member Profile once your account is approved.

Once you have entered the appropriate information and select Register at the bottom of the page it takes you to the next page. There you are asked to complete your personal Member Settings. This is where you may select your personal preferences on communications, e.g., receiving emails or text messages from the association for items such as the Newsletter. Member Settings is where you can update and change your password and specify your privacy.

BURNT STORE MEADOWS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

President – Melissa Lockhart
Vice President – Anthony Nutt
Secretary – Adele Higgins
Treasurer – Joyce Tilden
Director at Large – Jay Gile

The Board of Directors meets on the 3rd Monday of each month at 6:30 p.m. in the conference room at Star Hospitality Office located at 26530 Mallard Way, Punta Gorda.

(941) 575-6764

The December meeting will be held on December 15.

Residents are welcome to join the meeting in person or via Zoom. The zoom link is listed on the website for registered members – Zoom Link to Monthly Board Mtg | Burnt Store Meadows

We hope you enjoy the website. Please feel free to forward comments or suggestions to the Star Management or the webmaster via the Contact Page on the website.

Happy Holidays









17th Annual Burnt Store Meadows Holiday Decorations Contest



It's that time of year. Let's get into the festive mood for the holidays.

Volunteers will be selecting best decorated homes in the community. Be sure your homes are decorated by ***Saturday, December 20 as volunteers will be driving through the community to select the winners.*** Prizes will be awarded after Christmas, and photos and results will be posted in the monthly newsletter *Meadows Connection* and on the Burnt Store Meadows Property Owners Association website – www.bsmpoa.com and Next Door.

First, Second, and Third Place awards will be awarded to homeowners with the best decorated home. The first, second, and third awards will be $100, $50, and $25 gift cards. Additionally, this year we want you to select the best decorated cul-de-sac. A $50 gift card will be awarded for the best decorated cul-de-sac.

Best of luck to those who are decorating their homes and cul-de-sacs. Your efforts help to create a festive Holiday spirit within our community, and for that, we all thank you!!!



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*Offer available only in-location through December 31, 2025. Promotional card must be used between January 2, 2026 and April 1, 2026. Promotional card may NOT be used for monthly payments under Membership/Wellness Agreements, gratuities, or to purchase gift cards. OTHER TERMS AND CONDITIONS APPLY TO PROMOTIONAL CARDS AND THIS OFFER. See MassageEnvy.com/Holiday or front desk. Each location is an independently owned and operated franchise. Each location is independently owned and operated franchise. ©2025 ME SPE Franchising, LLC. ME SPE Franchising, LLC. MM# 18316, 19921, 23573, 29773, 37803, 44118. KDM# 7706.

Code Compliance

The Burnt Store Meadows (BSM) Property Owners Association (POA) follows the city's Code Compliance standards. The primary reason for code restrictions within our POA include maintaining community standards, preserving property values, and ensuring a harmonious living environment. These restrictions are outlined in our Deed Restrictions under Governing Documents on our website and are designed to protect the interests of all residents.

- **Maintaining Property Values:** HOA/POA rules ensure that properties remain visually appealing and well-maintained, preserving the overall aesthetic and desirability of the neighborhood.

- **Preserving Community Standards:** HOA/POA covenants and restrictions are legally binding rules and regulations that govern the behavior, property usage, and community standards within an HOA/POA-managed neighborhood or development.

- **Promoting a Cohesive Community:** By enforcing standards for exterior maintenance, landscaping, and architectural guidelines, HOA/POAs help ensure that properties remain visually appealing and well-maintained, preserving the overall aesthetic and desirability of the neighborhood.

These restrictions are intended to promote a desired look and feel, protect homeowners' property values, and ensure a harmonious living environment for all residents.

The following article by Punta Gorda City Manager Melissa Reichert was taken from the November 1 Issue of the *Charlotte Sun* Newspaper.

CODE COMPLIANCE IS A LOT MORE THAN AN ENFORCER

In the city of Punta Gorda, maintaining the charm, safety, and quality of life that residents and visitors value so deeply depends on a partnership between the community and city departments.

One of the most visible and essential teams upholding those standards is the city's Code Compliance Division. Often misunderstood as simply "enforcement," the division's primary focus is education, assistance, and prevention—helping residents and property owners understand local codes so issues can be resolved before they become violations. Code Compliance operates under the Zoning Department within the Urban Design Division.

Staff work daily to ensure properties throughout the city comply with the regulations that keep neighborhoods clean, safe, and visually appealing. These codes address a variety of topics such as property maintenance,

overgrown lots, debris, signage, and unpermitted uses. While each case is different, the common goal is the same—to preserve the community's appearance and protect property values for everyone.

Much of the work begins with outreach and education. When a potential violation is identified either through routine inspections, citizen reports, or referrals from other departments officers make every effort to communicate with property owners. They provide clear information about what is out of compliance and how it can be corrected. The majority of residents respond quickly once they understand the requirement, and most cases are resolved voluntarily without the need for formal hearings or fines.

However, in situations where violations remain unaddressed, Code Compliance follows a structured process outlined by Florida Statute and local ordinance. Notices of violation are issued, providing property owners with a specific time frame to correct the issue. If compliance is not achieved, the case may proceed before the Code Enforcement Board. The body has the authority to impose fines or liens, though this is always considered a last resort. The city's priority is cooperation and education, not punishment.

It's important to note that Florida law governs how complaints can be accepted. Under Florida Statute 162.06(1)(b), code enforcement officers are prohibited from initiating an investigation based solely on an anonymous complaint. The complainant must provide their name and address before a case can be opened, unless the potential

continued >



violation presents an imminent threat to public health, safety, or welfare, or there is visible evidence of a violation from a public right-of-way. This state requirement ensures transparency and fairness while maintaining accountability in the complaint process.

One of the most significant areas of focus in recent years has been post-hurricane recovery.

Following hurricanes such as *Ian*, *Helene*, and *Milton*, Code Compliance has played a key role in balancing compassion with community standards helping residents navigate debris removal, permitting for repairs, and timelines for rebuilding. Staff coordinate closely with Building, Fire, and Public Works personnel to ensure safety while supporting residents through challenging circumstances.

The department also takes a proactive approach to beautification and community engagement.

Programs like lot mowing for vacant properties and collaboration with homeowners' associations help prevent code issues from arising. Through regular public outreach, Code Compliance reminds residents that maintaining a property in good repair isn't just a requirement it's a reflection of pride in the community.

To further enhance transparency, the city provides online tools for reporting potential violations and tracking cases. Residents can submit concerns, view updates, and even upload photos directly through the city's website at www.cityofpuntagordafl.com. This accessibility helps ensure that everyone has a voice in preserving the unique character of Punta Gorda's neighborhoods.

Ultimately, Code Compliance is about more than rules and regulations it's about partnership, accountability, and community pride. Punta Gorda's beauty, safety, and small-town character depend on the shared responsibility of every property owner and resident. By working together to keep our city clean, safe, and well-maintained, we continue to honor the vision that makes Punta Gorda "Florida's Harborside Hometown."

For additional information, please contact City Manager Melissa Reichert at citymgr@cityofpuntagordafl.com or by calling (941) 575-3302.

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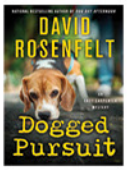
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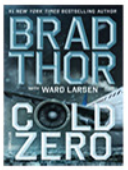
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What's Happening in Punta Gorda this M

LIGHT UP THE NIGHT: DOWNTOWN PUNTA GORDA CHRISTMAS TREE LIGHTING

Date: December 5

Time: Starting at 5:30 p.m.

Light Up The Night, Downtown Punta Gorda's most cherished Christmas event, will dazzle the whole family. Taking place the first Friday of December, there's no better way to kick off the holiday season!

This enchanting celebration brings everyone together in a joyous display of holiday spirit, complete with delightful food, captivating Christmas-themed activities, and a warm, welcoming atmosphere for the whole family.

Festivities include a variety of fun-filled activities like face painting, games, and crafts and a selection of food trucks offering delicious delights, to be announced.



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Adding to the festive feel there will be live music from a talented local band weaving a musical tapestry of festive melodies, setting the stage for a truly joyful atmosphere. As their instruments harmonize and their voices resonate, the air becomes alive with the spirit of the season. Get ready to tap your toes, clap your hands, and let the melodies of the local band create a symphony of happiness that will linger in your heart long after the event has concluded.

The actual lighting of the tree will happen at 7 p.m.! Gather around the majestic Christmas tree for the collective countdown. In this enchanting moment, watch the tree come to life as it illuminates the park with a stunning display of colors. The weather forecast includes a gentle and whimsical snowfall.

Don't miss the ultimate Christmas Celebration for the whole family!

onth

ONGOING – PUNTA GORDA FARMER'S MARKETS

SATURDAYS

Your local *Farmer's Market* with produce, seafood, meat, ethnic cuisine, arts, crafts, live music, working artists and much more.

Featuring over 70 vendors. Located in beautiful downtown Punta Gorda. Every Saturday, rain or shine (unless it falls on Christmas Day, an active Hurricane Warning day or other unforeseen event).

May to September – 8 a.m. to noon
October to April – 8 a.m. to 1 p.m.

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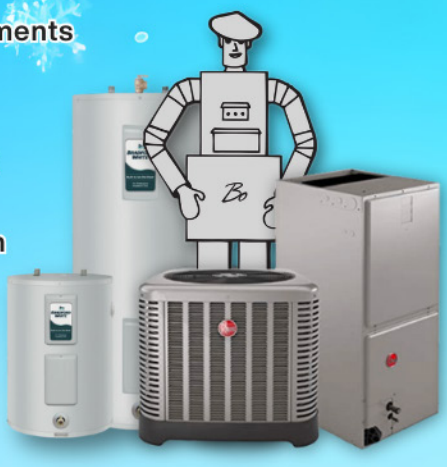
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Christmas Around the World



2025 Holly Days Home Tour

In Historic Punta Gorda

December 5 & 6, 2025

10 am ~ 4 pm

DONATION $25.00

FOR SALE

Charlotte Prep Carolers
Sat Dec 6, 2:30-4:30pm Gilchrist Park
In the large Pavilion

https://.pggc.writing.io

We are a 501(c)(3) non-profit organization

All proceeds fund community projects & scholarships

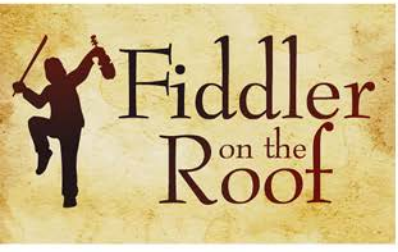
BROADWAY PALM

PRESENTS



November 21 - December 28

Based on the wildly-popular holiday movie, *A Christmas Story* follows a bespectacled boy named Ralphie whose only Christmas wish is an Official Red Ryder Carbine-Action 200-shot Range Model Air Rifle! The infamous scenes from the movie such as the prized leg lamp, pink bunny pajamas, an irritable department store Santa, a triple dog-dare to lick a freezing flagpole, along with splashy production numbers make this the perfect holiday treat for the whole family!



January 3 - February 14

This Tony Award-winning classic follows Tevye as he navigates the challenges of tradition, family, and change in his close-knit Jewish village. As his five daughters seek love on their own terms and outside forces threaten their way of life, Tevye must balance faith, love, and resilience. With a rousing and heartwarming score featuring *Tradition, Matchmaker, Matchmaker, If I Were a Rich Man*, and *Sunrise, Sunset,* Fiddler on the Roof is a powerful celebration of family, hope, and the enduring human spirit.

Dates may be subject to change.

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December in Your Southwest Florida Yard and Garden

WHAT TO PLANT

Annuals/Perennials/Wildflowers: To add color to the winter garden, plant masses of begonia, impatiens, petunias, alyssum, and geranium.

- *Annuals*: https://edis.ifas.ufl.edu/topics/annuals
- *Perennials*: https://edis.ifas.ufl.edu/topics/perennials
- Florida Wildflower Foundation: https://www.flawildflowers.org/

Bulbs: Amaryllis is a popular plant for the holiday season. It can be forced to bloom now or planted outdoors for spring blooms.

- *Amaryllis*: https://edis.ifas.ufl.edu/topics/amaryllis
- *Bulbs for Florida*: https://edis.ifas.ufl.edu/topics/bulbous_flowers

Herbs: Plant herbs that thrive in cool weather. Some examples include parsley, thyme, sage, dill, fennel, and cilantro.

- *Herbs*: https://edis.ifas.ufl.edu/topics/herbs

Vegetables: Reliable cool-season vegetables to plant this month include broccoli, carrots, kale, green onions, and others.

- *Vegetable Gardening in Florida*: https://edis.ifas.ufl.edu/topics/vegetable_gardening

WHAT TO DO

Frangipani/Plumeria Rust: This disease causes yellow spots and premature leaf drop but does not affect the long-term health of the plant. Removing, raking, and disposing of infected leaves may slow the infection.

Irrigation: Irrigate if the weather has been warm and dry. Monitor plants for signs of stress and water only as needed.

- *Lawn and Garden Care: Irrigation*: https://edis.ifas.ufl.edu/topics/lawn_and_garden_care_irrigation

Lawn Disease: Continue monitoring for Lethal Viral Necrosis (LVN) and Large Patch fungal disease until May. Proper cultural practices are key for control.

- Lethal Viral Necrosis of St. Augustine grass: UF/IFAS Extension Palm Beach County: https://discover.pbc.gov/coextension/horticulture/Pages/Lethal-Necrosis.aspx

Houseplants: Inspect regularly for pests on indoor plants. Keep in mind that plant-specific temperature, light, and humidity are key to ensuring that indoor plants thrive.



BEACH SUNFLOWERS CREDIT: TYLER JONES, UF/IFAS

▪ *House Plants*: https://edis.ifas.ufl.edu/topics/house_plants
▪ Solutions for Your Life: Florida House Plants: https://sfyl.ifas.ufl.edu/lawn-and-garden/florida-house-plants/

Soil test: Consider performing a soil test if plants do not perform as desired or if new plantings are planned.

▪ SL 281/SS494: *Soil Sampling and Testing for the Home Landscape or Vegetable Garden*: https://edis.ifas.ufl.edu/publication/SS494

Compost/mulch: Use fallen leaves and other plant debris as mulch and/or as the carbon ingredient needed for successful composting.

▪ *Composting*: https://edis.ifas.ufl.edu/topics/composting
▪ *Lawn and Garden: Mulches*: https://edis.ifas.ufl.edu/topics/lawn-garden-mulches

Landscape and garden pests: Continue monitoring and treat as needed. While cooler weather means fewer pests, some populations increase at this time of year.

▪ *Lawn and Garden Care: Pest Management*: https://edis.ifas.ufl.edu/topics/lawn-garden-pest-management

Holiday trees: Consider enjoying a live southern red cedar and then plant it in the landscape when the holidays are over.

▪ ENH-485/ST326:*Juniperus silicicola: Southern Redcedar*: https://edis.ifas.ufl.edu/publication/ST326



Recipe of the Month



FROSTED CRANBERRY DROP COOKIES

Yield: About 5 Dozen

INGREDIENTS

½ cup butter, softened
1 cup sugar
¾ cup packed brown sugar
¼ cup whole milk
1 large egg
2 tablespoons orange juice
3 cups all-purpose flour
1 teaspoon baking powder
½ teaspoon salt
¼ teaspoon baking soda
2½ cups chopped fresh or frozen cranberries
1 cup chopped walnuts

FROSTING

1/3 cup butter
2 cups confectioners' sugar
1½ teaspoons vanilla extract
2 to 4 tablespoons hot water

DIRECTIONS

In a bowl, cream butter and sugars. Add milk, egg and orange juice; mix well. Combine the flour, baking powder, salt and baking soda; add to the creamed mixture and mix well. Stir in cranberries and nuts. Drop by tablespoonfuls 2 inches apart onto greased baking sheets. Bake at 350° until golden brown, 12-15 minutes. Cool on wire racks. For frosting, heat the butter in a saucepan over low heat until golden brown, about 5 minutes. Cool for 2 minutes, then transfer to a small bowl. Add sugar and vanilla. Beat in water, 1 tablespoon at a time, until frosting reaches desired consistency. Frost the cookies. Nutrition Facts, 1 cookie: 102 calories, 4g fat (2g saturated fat), 10mg cholesterol, 56mg sodium, 16g carbohydrate (10g sugars, 0 fiber), 1g protein

Meet Some Four-Legged Friends In The Neighborhood

These four-legged darlings are ready to celebrate the holidays! Their two-legged parent is Linda Matz. “Sweet” **Annie**, 3½ years old, is a **Chocolate Lab** and “Crazy” **Gracie**, 1½ years old, is a **Yellow Lab**.



Midnight (left) is 8 months old and almost as big as **Sassy** (Center), 5 years old, and **Snapps** (Right), 5½ years old. Midnight and Snapps are both **German Shepherds**. Sassy is a **Belgian Groenendael Shepherd**. The three are very playful and as sweet as can be. Their two-legged parents are Anthony (pictured) and Lori Nutt.





SAVE THE DATE

Saturday, February 7, 2026

Burnt Store Meadows

Annual Community Yard Sale



Writers Wanted!!!

To make the *Meadows Connection* interesting and readable to our residents, we invite you to share your stories, experiences, and perspectives. We welcome articles about books, travel, pets, sports, TV and movies, Tech, and/or content that will get our community talking and sharing. Just avoid topics such as politics and religion in keeping with our policy to avoid controversy.

Please limit your words to between 200 to 600 words and feel free to include a couple of jpeg photos with high resolution. We'll be happy to give you a byline!

Have fun writing and send to joyce.tilden.bsmpoa@gmail.com for submission in the *Meadows Connection*.

Being a Good Pet Owner and Neighbor!

REMINDER

Being a good neighbor and animal owner means picking up after your dog. Also, while our deed restrictions do not specifically state your animal must be leashed, it does state the animal must always be under the owner's control. Not having the animal leashed could constitute a nuisance and that is a violation of our deed restrictions.

Tell us about your pet(s)! We would like to feature one family's pet(s) in an article in the ***Connection.*** All you need to do is write between 200 – 600 words about your much-loved dog, cat, or other animal and include a couple of high resolution pictures. Some ideas to show off your beloved pet include – how you named him/her; a description of his/her looks; favorite activities and toys; what makes him/her special to you, or whatever else you'd like to share with readers. This is limited to Burnt Store Meadows owners and residents.

Your submission doesn't have to be a literary masterpiece; we will edit and format it for the monthly newsletter. Have fun writing about your pet and send to joyce.tilden.bsmpoa@gmail.com for submission in the *Meadows Connection*.