

August 2020



Your Board Members

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Vice President
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- Steve Sommer
Treasurer
- Jim Kaletta
Director at Large

Newsletter Editor:
Debbie Troise

*Look for us on the
web:*

BSMPOA.com

Email:

s.danko@starhospitalitymanagement.com

*Our Management
Company is:*

Star Management
26530 Mallard Way
Punta Gorda, FL
33950
941-575-6764



All property owners should have received the Annual Meeting Packet from Star Hospitality Management. This packet contains the proposed budget, approval to roll over any surplus operating funds and proposed changes to the Articles of Incorporation and By-Laws. The packet also contains the Proxy for your vote which must be received by Star Management **before** our annual meeting.

Due to COVID 19 concerns, this year's meeting will be held remotely via **Zoom** on **Monday, September 21, 2020 at 6:30 p.m.** Instructions to attend the meeting via Zoom are included in your packet. All property owners are encouraged to vote and attend the annual meeting!

If you did not receive a packet or if you have any questions, please contact Sherry Danko at Star Hospitality Management at 941-575-6764 or via email to s.danko@starhospitalitymanagement.com.

Hi, I am Jay Gile and will continue to be sitting on the BSM Board of Directors' after this year's annual meeting. I have been involved with the Board in various capacities over the last five or so years including serving as the president since September 2019. I must say that we have some very good, dedicated people on the Board in which I have had the pleasure to work with.

I am from Wisconsin and graduated from U of WIs, Madison in economics. I have always been involved in sales and marketing. The last twenty some odd years of my career were spent in the Caterpillar organization as a field representative. I moved to Punta Gorda in 2004 and have liked it here very much. My wife and I are RVers and usually take a couple of months each summer and just go somewhere. We do have annual passes to Disney World and Busch Gardens and go to each of them three or four times a year. Like everyone else, this year has put a kink in our plans and we have stayed home.

I have been deeply involved in working with the City on our cul-de-sacs. They now supply us with both mulch and fertilizer at no charge; I am conservative in nature and hate to see money wasted!

I am looking forward to continue serving on the Board and will do my best to keep our community a beautiful and desirable place to live!

Thank You,
Jay Gile

Treasurer's Report

This report is for the period ending July 31, 2020.

The total amount in all operating bank accounts is: \$233,935

The operating accounts are comprised of: \$118,512 for general operations and \$115,423 in emergency funds

The total amount in the Community Development account is: \$6,235

The amount in the construction clean site account is: \$12,029

Accounts Receivable total is \$8,712

Cash Disbursements were \$17,820 with payments to Brightview, Star Management, Goldman Tiseo, Sturges, Instar, COPG, Sign Tech, FPL, and one reimbursement to a homeowner.



PAST DUE...Is This You?

The association is having a problem with past due owner's accounts and that is unusual. Last year at this time the past due account was about \$4,153.00. That amount is about where it has a history of always being. Right now, it is about \$9,668.00 which is double what it historically is.

Our Association dues are due October 31 and they go "Past Due" on November 30. We do charge interest on all past due accounts and we get an updated report every month showing the present overdue accounts. As a standard practice, we do not forgive the charged interest even when the dues portion is paid. The dollar amounts have been coming down slowly since last October but not enough. COVID 19 is not a factor here because the situation began last November. Past due accounts are, in effect, a cost to each home owner because those missing funds have to be made up somehow through the dues we do receive.

We will lien a property once the owed amount exceeds \$500.00 though that dollar amount may change because of Florida State Law. When a lien is attached to a property, all of the costs, including filing fees and the attorney's fees, are added to the lien amount. The owner is notified of our action and has the option of paying or letting the lien stand as an encumbrance against the property. If the owner elects not to pay the lien then when the property is sold or transferred, our lien will be paid from the sale proceeds.

The board has had discussions about this problem and looked at some possible solutions. Two ideas that always come up are collection agencies and publishing the names. Collection agencies are expensive and notoriously inefficient with our dollar amount size. Publishing the names, and/or phone calling, is not recommended by the legal profession because of possible liability law suits. We are left with our present system unless we find another solution.

You can check your amount due, if any, by calling Star Management at 941- 575-6764. Tell them you are from Burnt Store Meadows and they will need your name and address. It can be looked up by the legal description of Lot # and Block # also.

Jay Gile

Proposed Amendments to the Burnt Store Meadows Articles of Incorporation and By-Laws

The Board has reviewed and edited our Articles of Incorporation and By-Laws for updating. Both edited documents will be sent in your meeting packet for review prior to September's Annual meeting. You can compare them to the current versions on the BSMPOA website (www.bsmpoa.com). The proposed changes are as follows:

ARTICLES OF INCORPORATION (AOI) - Is the legal document that created Burnt Store Meadows Property Owner's Association, Inc. as a Corporation Not-For-Profit (required by Florida Statute). It provides the Association's official name and address, purpose for the Association, and identifies the number of Directors and Officers. This document is required to be recorded with the Secretary of State of Florida and is also recorded with Charlotte County.

CHANGES TO AOI:

Most of the changes were to restate and condense historical information, identify our current Management Company (which is also our registered agent with the Secretary of State) and incorporate an amendment from 2015 into the document text itself. The amendment was a change to Article 5.1 which requires Board members to be members of the Association (or the spouse of a member) and was passed by the members on January 26, 2015.

BY-LAWS – Is the legal document describing the Management of the Association and contains: Information regarding the calling of meetings; Nomination and election of Directors; Quorum requirements; Powers and duties of the Directors and Officers. This document is required to be recorded with Charlotte County.

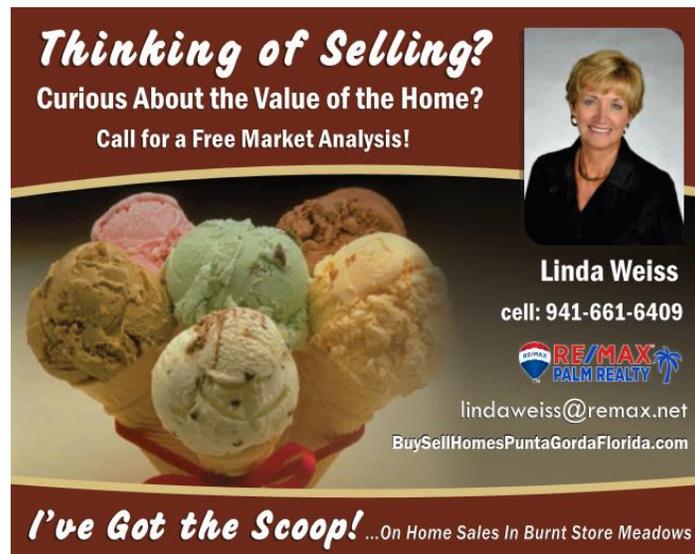
CHANGES TO BY-LAWS:

Changes were made to include: Re-plats (removing the commercial properties at Route 41 from the BSM part of Section 18); Wording from prior amendments through the years (there were five between 1997 and 2017); Grammar and typo corrections; Our principal office and mailing address will be 'designated from time to time by the Board of Directors'.

The major change in the By-Laws was to By-Law 3.L. to bring it more in line with the way the Board currently handles violations and fines. The current By-Laws require the Board to be much stricter in how a violation is handled. For example, the current By-Laws state that "each day a violation continues SHALL be considered a separate violation". This would mean a violator could end up with multiple violations from what is actually one. The Board has changed that wording to "MAY be considered a separate violation" which gives more discretion for the Board to handle infrequent violations from members (which is the way the Board actually handles violations today).

Please take the time to compare these documents and provide your vote on them at the Annual meeting.

From the BSM POA Board



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Proposed Assessment Increase for 2020-2021

The Board voted at the July 20, 2020 Board meeting to raise the annual assessment for next year to \$250.00. This is a \$20.00 increase and amounts to \$1.67 a month for the year, per assessment. Over the last three years we had assessments of \$225.00, \$230.00 and \$230.00, respectively. Realistically, the assessment this year should have been \$240.00.

As we wrote in the May Newsletter, for the last 12, 8, and 4 year periods, Expense exceeded Income by \$48,422, \$13,998 and \$21,380, respectively. The average Expense/Income gap of the three time periods was \$27,933 favoring Expense. Raising the assessment means we can close that gap by \$19,640.00.

The Annual meeting packet will include the proposed Budget for the next fiscal year. Please review the entire Budget with a careful eye to our Income (basically only assessment income) and our Expenses (predominantly Common Area expenses) to maintain the community.

From the BSM POA Board



93910332

Vacant Lots

It has been brought to our attention that several vacant lots are being used as dumping grounds for household waste including cooking oil and grease! This is not only unsightly but also attracts unwanted rodents!

As we have reminded residents in the past, it is a local ordinance to pick up after your dog! Also, please be courteous to your neighbors and those that walk or ride their bicycles and keep your dogs on a leash!

Please help to keep our community beautiful and safe by doing your part!

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Crime Prevention

Welcome to all the new residents of BSM. I see your names pop up on Nextdoor. We come from all different walks of life and have different ideas of locking up our cars and homes. Sadly, as low as the crime rate is here in beautiful PG, many bad people come here to steal because they know it's often easy pickings. In an effort to combat this, the PG Police Department has come up with the **9PM Routine** – Locking car doors at night could have prevented nearly all vehicle burglaries in the City of Punta Gorda in the past year. Most criminals are only interested in easy access and will not force entry into a vehicle unless valuables are clearly visible. Follow the **9PM Routine** and check to make sure your valuables have been removed from your vehicles and your vehicle doors are locked each night before bed to help prevent crime in our city! Please do your part and remember in many cases people have their garage remote control openers in the vehicle. If a thief gets hold of this, they have FULL ACCESS to your home, anytime thereafter. So, if yours was taken, I'd suggest you change all the locks on your home ASAP.

Another subject I see popping up often is the question of door to door solicitations. Door to door Solicitors, with the exception of those religious and policing nature are ALL ILLEGAL in BSM and the City limits. I urge everyone to call the PGPD non-emergency number (listed below) anytime someone attempts to sell anything door to door. If we continue to do so, the word will get out and those who do so, will get the word and stop. Otherwise, they will continue, knowing there are no ramifications.

With the hurricane season here, many of us put up shutters when a storm is pending, but leave them up for the remainder of the season. While it's understood that it's tiresome to put up and down for each storm, it's also VERY DANGEROUS to leave them up when not needed. God forbid of a fire, you may be blocking your only egress from the house with a blocked window or door. If you need help putting them up, or taking them down, reach out on Nextdoor. We have some wonderful people here in BSM who I'm sure would be willing to help you out.

If you see something, say something, TO THE POLICE. Anything suspicious should be called into 911. Be specific about information you provide. Include descriptions, colors, vehicle types, plates, direction of travel etc. Don't be afraid to call back if you have more info or if anything changes. Lastly, call the non-emergency number 941-639-4111 for other lesser conditions. Feel free to post to Next-door any advisories AFTER you have called the police. This will alert neighbors, who in turn, can keep the police updated if necessary as they too observe anything related.

If you'd like to get more involved in keeping our community safe, think about joining one of the Volunteer Programs offered by the PGPD. For more information, you can email me at rtroise@pgorda.us

Robert Troise, Retired NYPD Sergeant
Deputy Coordinator, Volunteers on Patrol PGPD



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Next Door

For members who have not signed up for Next Door, please consider doing so. As we approach hurricane season, Next Door is a great tool to communicate with our neighbors. It was extremely helpful during Hurricane Irma as it was the only way to get up-to-date information from Emergency Management services. It was also a great way to allow those who had evacuated to check-in to see how the community had held up and to ask for home checks to make sure their place was OK.

Association Board meeting announcements, ditch spraying, greenbelt mowing as well as quarterly newsletters and other pertinent information will be posted on Next Door. Our neighboring communities use Next Door as well so it is a great way to keep apprised of what is happening in our town! To sign up for Next Door, go to our website www.bsmpoa.com and click on the link to register. It is that easy! Please remember that Next Door is for information sharing and does not replace the formal communication channels for Board business or contact (BSM website, STAR Management, Board member emails on the BSM website).



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Newsletters

As we have been reporting, the quarterly newsletters are sent electronically as the primary method of distribution. Not only does this save our property owners approximately \$2,600 per year, it is environmentally conscious as well. Since we have had many new homes built in our community recently, please let your friends and neighbors know that they can receive our quarterly newsletter simply by signing up!

For those who do not have computer access, a printed newsletter will be mailed to you. However, you **must** contact Star Management at 941-575-6764 in order to receive the printed version. If you do not contact Star Management, you will not receive the printed newsletter.

Property owners will have the option to receive the newsletter via their email address, or by downloading it from the bsmppoa.com website or via NextDoor. To sign up to have the newsletter emailed, you must register your contact information at <http://www.bsmppoa.com/newsletters.html>. If you are already receiving it electronically, you **do not** have to sign up again.



I AM YOUR NEIGHBOR IN BURNT STORE MEADOWS!

Rick Stewart

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