

February 2022



*Your Board Members*

- Jay Gile  
President
- Melissa Lockhart  
Vice President
- Joyce Tilden  
Secretary
- Rhonda Hall  
Treasurer
- Jim Kaletta  
Director at Large

Newsletter Editor:

Debbie Troise

*Look for us on the  
web:*

BSMPOA.com

*Email:*

[s.danko@starhospitalitymanagement.com](mailto:s.danko@starhospitalitymanagement.com)

*Our Management  
Company is:*

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

**Burnt Store Meadows  
Community Yard Sale**

Saturday, March 5, 2022  
7.00AM-3.00PM

**to participate ...**

On the day of the event, set up your items in your own garage or driveway. Be sure to get a permit from the City of Punta Gorda. We will do all the advertising (local paper, social media, etc.) at no cost to you.



**sign up details ...**

**Deadline:** February 28, 2022

**Coordinator Contact:** Karin Stewart

7265 N. Blue Sage  
941.637.7121

I must have this information in order to add your house address to the site map that will be distributed on the day of the sale. If your information is not received by the deadline (February 28), your information will not appear on the printed maps.

Please call me (941.637.7121) to leave **only** your name, address, phone number and email address.

If you are interested in volunteering to help pull this event together, please call me.

I can't wait for you to join us for our community yard sale here in the Meadows.  
Happy selling!

## Treasurer's Report

- This report is for the period ending December 31, 2021.
- The total amount in all operating bank accounts is: \$413,835.
- The operating accounts are comprised of: \$291,935 for general operations and \$121,900 in emergency funds
- The total amount in the Community Development account is: \$8,667.
- The amount in the construction clean site account is: \$16,994.
- Accounts Receivable total is \$33,261. As of January 21<sup>st</sup>, A/R is \$25,513.
- Accounts Payable: \$0.

Cash Disbursements were \$13,231 with payments to Star Management, COPG, FPL, Auto Owners Insurance, Time, three refunds for overpayments, and one reimbursement.

**YOUR HOUSE IS *Unique!***

Get the personalized attention  
**YOU DESERVE!**

Call Me!

**Linda Weiss**  
cell: 941-661-6409  
lindaweiss@remax.net  
BuySellHomesPuntaGordaFlorida.com

**RE/MAX**  
PALM BEACH REALTY

Paid Advertisements - To advertise in the BSM newsletter, email [bsmpoa.newsletter@gmail.com](mailto:bsmpoa.newsletter@gmail.com)



## Holiday Lights Contest Winners!!!

In December, all property owners were asked to submit their vote for the best decorated home. Each winner received a Gift Card paid for by our Community Development Fund.

1<sup>st</sup> Place \$100 Gift Card was awarded to 422 Royal Poinciana.

2nd place \$50 Gift Card went to the homeowners of 7322 S Blue Sage.

3rd place Winners: It was a 3-way tie! Each were awarded a \$25 Gift Card:

- 7309 S Blue Sage
- 620 Trumpet Tree
- 631 Trumpet Tree

The best cul-de-sac received a \$50 gift card which was awarded to the caretakers of S Tulip Tree

We thank everyone who participated and look forward to an even more competitive 2022 holiday season.

### Our Cul-de-sacs

Thank you to all of you for helping with the mulch in the cul-de-sacs. There are still a few more to go. Keep up the good work!

***Computer Aches and Pains ??***



**D**igital Home  
**o**ctor

**We Make House Calls!**

**Ron Prickitt at 941.347.4557**

Reasonable Rates, High Quality

**Set-up • Service • Training • Virus Removal**

## Thoughts at Large

Fiscal responsibility is a bit of an unspoken theme of mine. My wife calls it nit-picking. I believe it was Ben Franklin who said, "A penny saved is a penny earned" and, "Watch the pennies and the dollars will watch themselves." Last year the Board carried forward a nice budget surplus thanks to being diligent and with a big help from Star Management. A few years back it was decided to fund an emergency expense fund. This is highly recommended by most HOA managers. We do not have roofs to repair or buildings to paint but could have a large emergency expense for clean out downed trees and brush in our drainage systems in the event of a major storm. That fund will be close to fully funded this year. Our ditch maintenance bids came in well under budget this year. A very nice surprise. Another nice one has been legal fees. We changed our attorney a little over a year ago with some very nice results. The per hour fee is higher but he gets more done in that hour translating to much lower overall costs.

Past dues are a problem but not excessive. About thirteen percent are past due at this time which is right in line with a year ago. We do charge interest on past due accounts and Star Management sends out two reminder letters. We had started a program of filing real estate liens on past due accounts of \$500.00 or more. That program began last year and has been very successful. There is very little cost to us because fees and costs are included in the lien filing and then paid when the lien is paid. It was also decided we would file for foreclosure proceedings on accounts with serious past dues and/or have a history of other credit problems. That was done on one property last year with very good results. The account was brought up to date after some negotiating.

Enforcement of our rules and regulations is an ongoing concern. I cannot ask our board members to actively go out and seek violations so we do rely on homeowner input. Contact any board member or Star Management at 941 575-6764 and advise them of what you observed. In most cases we will also verify the complaint. The city and county are required to make your name available to the person who was the cause of the complaint. **WE ARE NOT.** Many times, when a fine is issued, the board does not even know who advised us of the infraction. We have had a few that are merely neighbor disputes and have been ignored. This is a very good reason why we try to verify an infraction.

**SIGNS or NO SIGNS!** The rules for the city and county have changed because of a court ruling. Ours have not and we are not affected. The only signs we allow are real estate for sale or rent (5" x 8"), general contractors docs box, pest control for one day, and home security. Other signs, like open house or garage sale, are allowed for that day only and must be removed that day. Note, no signs are allowed in the city right of way which usually extends from about 25 feet from the center line of the street per city code.

Nuff Said  
Jay Gile

## Why NOW is a great time to sell your Florida home!

Low inventory... the list of available homes for sale is now a tiny fraction of the norm, so this has helped to drive the prices much higher, and there are often several offers on a new listing within the first few days on the market. The median sales price for single-family homes has risen 35.1 percent since 2020, so we are in an extreme Seller's Market now.

Properties are selling quickly... at the asking price or often higher. Closed sales locally increased 42.9 percent over one year ago, and the average days on market reduced to 9 days, a 78.6 percent change.

Mortgage interest rates remain very low... the average rate for a 30-year fixed loan was 3.2 percent recently.

The pool of potential buyers is huge... it seems everyone wants to live in Florida now! Sellers need to prepare and stage their home for MANY showings, and multiple offers.

CASH IS KING... nearly 70 percent of recent home sales are CASH transactions which is excellent for sellers. This avoids long delays in Closing and avoids messy appraisals and surveys that are so common now. Make certain that your real estate agent obtains a quality Proof of Funds from all potential buyers.

Interview at least three professional real estate agents to determine their marketing abilities for your home, their grasp on the nuances of your particular neighborhood and their negotiating skills to ensure that you receive the best price and terms. Mistakes can be very costly and frustrating.

Rick Stewart, Realtor  
Century 21 Sunbelt, Burnt Store Marina



# Rick Stewart

239.292.3108

[rcstewart55@aol.com](mailto:rcstewart55@aol.com)

REALTOR®



As a retired physician, successful businessman and Realtor, hard work and honesty have always been my guide. Contact me today to make your Florida real estate dreams a reality.



## Century 21 Sunbelt Realty

3190 Matecumbe Key Road  
Punta Gorda, FL 33955  
941•347•7833

## **Understanding Closing Costs**

BUYING A HOME CAN BE A LOT OF FUN early on, looking for the ideal house and neighborhood and selecting decorating styles. Unfortunately, the final step in the buying process, aka “Closing” on the purchase, can be intimidating and costly if you aren’t prepared.

WHAT ARE CLOSING COSTS? Typically, a buyer can expect to pay between 2% and 5% of the agreed-upon price of the home in various closing fees. The seller usually pays the real estate agent commission(s), tax stamps and filing fees and costs associated with the marketing of the property. In many communities the costs of the Title Inspection and Title Insurance fall to the seller, but this can be negotiated in some areas.

WHAT CLOSING COSTS FALL TO THE BUYER? Obviously, the down payment for the purchase is a buyer expense, or the total amount if this is a cash transaction. An inspection by a professional home inspector is always a good investment and buyers must secure homeowners insurance prior to Closing. Most other buyer costs only accrue if there is a mortgage involved. Appraisal fees, attorney fees, document preparation and county loan filing fees are just a few examples. Many mortgage lenders offer to “roll” these costs into the body of the loan, rather than the buyer paying them out-of-pocket.

HOW DO I KNOW MY COSTS? Your real estate agent can estimate these costs early in the process and if a mortgage is involved, your loan officer can refine these costs. Just prior to closing, the closing agency (usually a Title company or a law office) is obligated to provide a HUD or ALTA statement for you to review and ultimately sign.

BE PREPARED FOR ANYTHING! Even attentive and experienced buyers can be surprised by the final numbers when the closing is near. Stay in close communication with your real estate agent and the closing agent handling the transaction. Be aware that many development companies that are building large tracts of new homes will promote “no closing fee” deals if you use their affiliated mortgage lender. There are definitely large fees involved but they are “rolled” into the total loan and greatly impact your monthly payments and equity in the property.

Rick Stewart, Realtor  
Century 21 Sunbelt, Burnt Store Marina



## Crime Prevention

### SCAMS

With tax season upon us, beware of possible Tax Scams

Tax season brings with it an increase of tax related scam cases. Here are a few tips to make sure that you don't become a victim:

- The IRS does not use email, text messages, or social media to discuss personal tax issues involving bills or refunds. Do not engage with anyone claiming to be with the IRS using these methods.
- The IRS does not accept tax payments using prepaid debit cards, gift cards, or wire transfers. If someone asks you to pay a tax bill using any of these methods they are not with the IRS.
- Never call numbers or go to websites found in emails or letters. These can be used to trick you into calling imposters or visiting fake websites. You should only use numbers and websites from legitimate sources. The IRS website is [www.irs.gov](http://www.irs.gov).
- Never provide any personal or tax information to anyone who contacted you. If you believe someone may actually be with the IRS they will be happy to allow you to call back using a number you located on the official IRS website.

### BIKE TIPS & RULES

Before riding make sure to check the following: tire pressure, brake function, chain tension and seat, handlebar and wheels are tightened. While vehicles must share the road with bicycles, riders have an obligation to obey the laws as well. Many are listed below. More can be found here:

[https://www.floridabicycle.org/pub\\_pdfs/PEGLEG/2019.BPLEG.pdf](https://www.floridabicycle.org/pub_pdfs/PEGLEG/2019.BPLEG.pdf)

- Always use hand signals
- Ride in the direction of traffic when in the street
- Obey all signs and signals
- Ride single file except when passing
- Ride with both hands on the handlebars, except when signaling
- Stop and look before entering a street
- Walk the bike across an intersection
- Use your ears to listen. Do not use earbuds or earphones
- Wear a helmet correctly and of proper size

Bob Troise

Retired NYPD Sergeant & PGPD Patrol Volunteer





## Newsletters

To date, the subscribers to our electronic newsletter has grown to 282 BSM residents. While that is a good improvement, that number is still far short of the number of property owners. We would like to see that number increase so 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 [bsmpoa.com](http://www.bsmpoa.com) website or via NextDoor. To sign up to have the newsletter emailed, you must register your contact information at <http://www.bsmpoa.com/newsletters.html>. If you are already receiving it electronically, you **do not** have to sign up again.

Please send pertinent articles of community interest to [bsmpoa.newsletter@gmail.com](mailto:bsmpoa.newsletter@gmail.com)



## Important Phone Numbers

- Burnt Store Meadows is within the city limits of Punta Gorda. You can find useful information regarding City meetings and agendas, permits, garbage collection, zoning and much more on their website at [www.ci.punta-gorda.fl.us](http://www.ci.punta-gorda.fl.us).
- Non-Emergency Police 941-639-4111
- **Emergency Number 911**
- Melissa Lockhart is our City Council member, District 5. Melissa publishes a very informative newsletter on a weekly basis. It is a great way to keep informed of what is happening in our town. You can sign up by emailing Melissa at [mlockhart@cityofpungtagordafl.com](mailto:mlockhart@cityofpungtagordafl.com)
- Lynne Matthews, Mayor 941-575-3341



## Upcoming POA Meetings

All property owners are encouraged to attend the Board's monthly meetings. Since the pandemic, all meetings have and will continue to be via Zoom. Contact Sherry at Star Management by **NOON on the day of the meeting** for ZOOM instructions. Sherry can be reached at [s.danko@starhospitalitymanagement.com](mailto:s.danko@starhospitalitymanagement.com) or by phone at 941-575-6764. All meeting minutes are posted on our website at [www.bsmpoa.com](http://www.bsmpoa.com). The upcoming scheduled meetings are as follows:

- **Monday, February 28<sup>th</sup>**
- **Monday, March 21<sup>st</sup>**
- **Monday, April 18<sup>th</sup>**





**Robyn Sigurdson, REALTOR, GRI,  
Residential Specialist**

**50+ Properties SOLD in BSM  
by the Sigurdson Team  
941-662-9636**

**2016 - 2020 Platinum Level Producer  
25 Years Experience — Over \$140 Million sold**

**\*FREE MARKET ANALYSIS AND CONSULTATION\***  
Buying or selling, I would love to be your guide through the process. Give me a call or send an email to discuss your real estate needs, or to learn the current value of your property.

[robysig@gmail.com](mailto:robysig@gmail.com)  
Five Star Realty  
[www.fivestarrealty.com](http://www.fivestarrealty.com)



Paid Advertisements - To advertise in the BSM newsletter, email [bsmpoa.newsletter@gmail.com](mailto:bsmpoa.newsletter@gmail.com)

**WHERE HOMETOWN SERVICE COUNTS!**

**We specialize in:**

- Refinancing
- Construction
- Cash Transactions
- FHA, VA & Conventional Loans

**Call us today for a free quote or to talk to a licensed title agent about your transaction!**



**Phone (941) 505-0001**  
**[www.hometownclosing.com](http://www.hometownclosing.com)**  
**324 Goldstein St, Punta Gorda, FL 33950**  
**17839 Murdock Circle, Suite A, Port Charlotte, FL 33948**

Paid Advertisements - To advertise in the BSM newsletter, email [bsmpoa.newsletter@gmail.com](mailto:bsmpoa.newsletter@gmail.com)

**Burnt Store  
Meadows POA**  
Star Hospitality Management  
26530 Mallard Way  
Punta Gorda, FL 33950

PRSR STD  
US Postage Paid  
Punta Gorda, FL  
Permit No. 201

February 2022 Newsletter



**Sage**  
**HOMES**  
SageHomesFL.com  
941.575.7242

Custom Home Builder  
Please email for an appointment:  
Paul@SageHomesFl.com

Paid Advertisements - To advertise in the BSM newsletter, email [bsmpoa.newsletter.com](mailto:bsmpoa.newsletter.com)