

May 2021



Your Board Members

- Jay Gile
President
- Melissa Lockhart
Vice President
- Bill Main
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

*Our Management
Company is:*

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

From The Board

PAST DUE

We are seeing an alarming increase in our "Past Due" accounts of members not paying the HOA dues. There will always be owners who cannot or will not make the payment. We do account for this in our budget and, in most cases, they eventually get paid. Our dues are payable by October 1st of each year. This means past dues will increase dramatically from September to October. For example, past due accounts in September, 2019 were \$4,075.43 and then in October 2019 it jumped to \$80,940.33 because of past due date of October 30, 2019 of the new assessed dues. This is expected and will drop very quickly as payments come in. In March, one year ago they had dropped to \$10,283.69. This is higher than we would expect but not alarming. Remember COVID started to really take hold about this time last year so that number really was not affected by the pandemic at that point. As of March this year, the past due accounts totaled **\$18,409.90**.

Earlier this year the BSMPOA Board made a decision to do something to protect the owners who pay their share. We do send out reminder letters. We had a good discussion with our attorney on how to cover ourselves at a reasonable cost and not a lot of paperwork. Using a collection agency was discussed, but they are expensive and not very effective. It was decided to go with property liens whenever dues exceed \$500.00. These become public records and will be satisfied when the property is transferred or sold.

Liens have a life span of five years but can be refiled when additional dues are not paid. Also, we will now file foreclosure proceedings after five years or \$1,000.00 or more of past dues. Again, there is little or no cost to the HOA unless bankruptcy is filed. In that case we would have lost anyway whether we had filed or not. We have filed for foreclosure with one property that really has a bad history. It had gone on too long with no indication of making payments.

It sounds like we are being very heartless and not caring about a possible bad situation but that is not the case. If there is a problem, please contact Star Management. We are open to discussion. We cannot forgive dues, but are open to payment plans or other suggestions.

Past dues cost you the regular dues payers because that lack of income must be made up in the budget. We have the **LOWEST** dues of any HOA around here and I would like to keep it that way.

Jay Gile

Treasurer's Report

This report is for the period ending March 31, 2021.

The total amount in all operating bank accounts is: \$363,083.

The operating accounts are comprised of: \$242,444 for general operations and \$120, 639 in emergency funds

The total amount in the Community Development account is: \$7,332.

The amount in the construction clean site account is: \$11,494.

Accounts Receivable total is \$18,410.

Prepaid Assessments: \$5,742.

Accounts Payable: \$0.

Cash Disbursements were \$9,242 with payments to Star Management, GTS, COPG, FPL, BrightView, Instar, Webb-Lorah and 1 clean site deposit refund.

Upcoming Election

Three of our POA board members' terms will be expiring this year. As our next newsletter will not be going out until August, we want to take this opportunity to let everyone know that Candidate Submission letters to join the Board of Directors will be going out in July.

Serving on the board is a voluntary position that requires a good deal of personal time but is rewarding as you are taking part in ensuring the value, safety, and continued success of our community. As part of the HOA board, you will in the forefront of helping to plan for the future and ensure that your association is working in the best interest of homeowners.



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Contact me for a free market analysis
Linda Weiss cell: 941-661-6409


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linda.weiss@remax.net
BuySellHomesPuntaGordaFlorida.com

Hurricane Season

As we enter hurricane season, there are several useful websites to keep you informed and ready should a storm hit our area. It is important to plan ahead!

✓ 2021 Disaster Preparedness Sales Tax Holiday

The 2021 Disaster Preparedness Sales Tax Holiday begins May 28, 2021, and extends through June 3, 2021.

During this sales tax holiday period, qualifying items related to disaster preparedness such as Generators up to \$750, coolers, batteries, weather radios and other items are exempt from sales tax. Prepare for the hurricane season early by stocking up on necessary items such as batteries, flashlights, water and non-perishable food.



✓ Alert Charlotte Emergency Alert Program

Receive alerts about emergencies by signing up for Alert Charlotte. This system enables you to be provided with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods.

You will receive time-sensitive messages wherever you specify, such as your home, mobile or business phones, email address, text messages and more.

Log onto www.charlottecountyfl.gov/departments/public-safety/emergency-management/alert-charlotte.stml to sign up.

✓ Do you Know Your Zone?

Evacuation Zones are not based solely on the elevation of your residence. The Zones are determined using data provided by the National Hurricane Center, elevation, and evacuation routes. Storm surge does not correlate with the category of the storm. There are five Evacuation Zones in Charlotte County.

Do not base your decision to remain in your residence on storm category. Your decision should be based on the recommendations of the Office of Emergency Management. If an evacuation is called in your zone, know where you will evacuate to in advance and leave well before the storm. To find your zone, go to www.charlottecountyfl.gov and hit the tab "Know Your Zone". Once you enter your home address, it will display the color of your evacuation zone.

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City of Punta Gorda Recycling

The City of Punta Gorda will collect and properly dispose of your electronic devices such as computers, monitors, printers, TVs, and DVD players. The City will also pick up furniture, mattresses, appliances and used motor oil and car/boat batteries. You can schedule a special pick up directly online at www.ci.punta-gorda.fl.us. It is that easy!

Parking within the Community

BSM is a deed restricted community and as such, there are certain rules and regulations that homeowners agreed to when purchasing a home or lot within our community and must follow. Trailers cannot be left out and must be stored in your garage. Boats, trailers and RV's cannot be parked overnight (from 1 am – 5 am) on the grass of your lot or on any vacant lot. **This is in violation of our City ordinance as well as against our own deed restrictions and is subject to fines.** If you wish to park your boat or RV overnight in your **driveway**, please make sure you get a no-charge permit from the City at <http://www.ci.punta-gorda.fl.us/residents/code-compliance/parking-restrictions>.

You must also submit a Boat/RV Waiver to Star Management at https://www.bsmpoa.com/uploads/5/2/4/5/52452209/bsm_temporary_waiver.pdf

NOTE: The number of days you are allowed to park are stricter than the City.



Newsletters

As a reminder, 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.

To date, we have only about 275 BSM residents that elected to receive the newsletter electronically. 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 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.



Crime Prevention

Now is the time of year when our snow bird friends return home. It's important to remember a few things when securing your place before heading out. Remember you are gone during hurricane season. All outside items that might become projectiles must be secured inside your lanais or indoors. If you have left out plants for neighbors to water, be sure they can bring them inside in the event of a hurricane. Be kind to your neighbors as these projectiles can cause major damage to homes and cause severe injuries.

Lastly, take advantage of the PGPD's Away from Home program. Police and or Volunteers will periodically check your residence to insure it is secure. Fill out the link if interested.

<https://p2c.ci.punta-gorda.fl.us/SecurityRegistration.aspx>

Be sure to note information on any neighbors who you have allowed to park in your driveway while away so as the police do not think anything suspicious when they arrive.

MEDICATIONS: Do you have any old, expired meds? It is dangerous to just throw them out. It is also dangerous to leave them in the home if they are no longer needed or expired. The PGFD runs Operation Medicine Cabinet, which is a bin in the lobby of the Public Safety building for proper disposal of narcotics, (needles, contact them first) and prescription drugs.

PUNTA GORDA FIRE DEPARTMENT
OPERATION MEDICINE CABINET™
A Prescription for Safe Kids and a Clean Environment
FOR SAFE & ENVIRONMENTALLY RESPONSIBLE DISPOSAL, PLEASE DEPOSIT UNUSED & EXPIRED PRESCRIPTION & OVER-THE-COUNTER MEDICATIONS IN THE CONTAINER BELOW.

ITEMS ACCEPTED HERE:	ITEMS NOT ACCEPTED HERE:
<ul style="list-style-type: none"> Controlled Substances/Narcotics including Vicodin, Oxycodone, etc. Prescribed Medications including antibiotics, medication samples, medications for pets, medicated ointments/lotions Over-the-counter medications Vitamins Inhalers EpiPens (unopened) 	<ul style="list-style-type: none"> Needles/syringes (see P.D. for Sharp Recovery Program) Thermometers IV bags or bloody/infectious waste Personal care products including shampoo, soap, lotions, etc. Hydrogen peroxide/other chemicals Aerosol cans EpiPens (used) Uddine solutions (Betadine) Business waste

CONTROLLED SUBSTANCES ACCEPTED AT THIS LOCATION

PUNTA GORDA FIRE DEPARTMENT | PUNTA GORDA POLICE DEPARTMENT

CAR BREAK INS

Vehicle break ins continue to occur within the City limits, including here in BSM. Until EVERYONE starts locking their cars each and every night, thieves will continue to come where the picking are good. Remember the 9 PM Routine and LOCK UP.

Retired NYPD Sergeant
Bob Troise



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.
- Non-Emergency Police 941-639-4111
- **Emergency Number 911**
- Nancy Prafke is our City Council member, District 5. Ms. Prafke's phone number is 941-575-3359 or email nprafke@cityofpuntagordafl.com. Sign up for her weekly e-newsletter to stay apprised of what is happening in our town!
- Lynne Matthews, Mayor 941-575-3341

	<p>Robyn Sigurdson, Realtor Residential Specialist</p> <p>50+ Properties SOLD in BSM by the Sigurdson Team 941-662-9636</p>
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<p>robysig@gmail.com Five Star Realty www.fivestarealty.com</p>	
	



Upcoming POA Meetings

All property owners are encouraged to attend the Board's monthly meetings. Since the pandemic, all meetings have been 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 or by phone at 941-575-6764. All meeting minutes are posted on our website at www.bsmpoa.com.

The upcoming meetings are as follows:

- Monday, June 21st at 7:00 pm
- Monday, July 19th at 7:00 pm
- Monday, August 16th at 7:00 pm

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May 2021 Newsletter



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