



BURNT STORE LAKES
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QUARTERLY REVIEW

JANUARY, FEBRUARY, MARCH 2006



PRESIDENT'S CORNER

As we enter our Spring, once again there is a great deal of activity. It's apparent that growth is an ever continuing process. Multi-family construction is increasing by leaps and bounds. We have approved projects that will be architecturally pleasing and compatible with our requirements.

I am pleased to report that the County has awarded a bid for Phase II and III of our recreational pathway along Cape Horn Blvd. Once completed, there will be a continuous sidewalk connecting Vincent Avenue with Burnt Store Road. Construction is scheduled to begin June 5, 2006. Work should begin shortly to install landscaping, irrigation and lighting to each of our two roundabouts. Cape Horn Blvd. will have a first class appearance.

There is a notable increase in the use of our park by supervised children's activities. This is encouraging because our Park should be utilized more often. With a dedicated group of parents, children can use a facility that is safe and offers a great time. The Long Range Planning Committee is working on improving the infrastructure of the park with more benches and tables as well as a handicap access ramp, etc. A contrac-

tor has been obtained to lessen the slope of Spoonbill Lake's bank and utilize the excess dirt to fill in low areas which will provide more space for expansion.

Not to be forgotten is the work being done on our drainage swales. Many areas have become overgrown with grasses, silt and debris that ultimately creates flooding in our streets and swales during the summer rainy season. This long overdue project has been underway for the past two months.

As I close this message, I would like to express our sympathy for the families of Susan Nemec, Dick Averill, Scott Pitser, and Skip & Sonia Robinson on the loss of their loved ones. Our prayers and heartfelt thoughts are with you and all others who have lost a loved one.

Ralph Spolzino, President



TREASURER'S REPORT

2nd Quarter

Fiscal Year 2005-2006

Ending March 31, 2006

The second quarter of our fiscal year ended March 31, 2006 and leaves your POA in very good financial condition. Assessments for 2005-2006 are 98% collected,

providing the funds to work on budgeted projects. This month the remaining uncollected accounts receivable amounts will be liened, thereby ensuring receipt of our funds if the property is sold.

In a few weeks, I will be starting to prepare the Capital and Operating budgets for the next fiscal year 2006-2007. Any members wishing to serve on this very important committee are asked to contact the BSLPOA office.

Peg Varga, Treasurer



VICE PRESIDENT'S CORNER

Contracts and Agreements: The Vice President's duties also involve contracts and agreements with outside suppliers and vendors. We have strengthened our requirements regarding standards of performance, guarantees and deliverables wherever we undertake a contract for services to the Association. Such requirements will be in writing by the vendor or supplier. Although we have always had the spirit of these requirements as well as a stringent competitive bid process, the requirements have been codified within our proposal forms that any committee requiring funds must utilize.

SCCC Activities: BSLPOA continues to be represented by your Vice President at the South Charlotte County Coalition. We recently had a presentation by the new MSBU (Municipal Services Benefit Unit) representative, Dawn Harrison. The MSBU is a Charlotte County Public Works taxing unit, covering infrastructure needs such as drainage and roads within a given area. For example, our resurfaced roads within Burnt Store Lakes are a part of our MSBU. Main roads like Burnt Store Road are repair funded through State and County gasoline taxes.

The Coalition has agreed to take on and pursue a concern about South Burnt Store Road infrastructure. In addition to the widening of Burnt Store Road, the increasing population along South Burnt Store Road due to Tern Bay, Bonita Bay Group and the Eagle Properties coming in stream, gives rise to concerns about fire protection, water and sewer. The SCCC has asked representatives of the Charlotte County Fire Department and Utilities to speak before the Coalition on these pending subjects. Contact has been made with Adam Cummings' office to

address these issues. We must remember that Commissioner Cummings' district covers South Burnt Store Road.

Jim Brown, Vice President

COMMITTEE REPORTS



BEAUTIFICATION

The homeowners living on a cul-de-sac often landscape the area at their own expense, thus providing enhancement to our community. Your efforts are appreciated. In order to avoid problems or issues with Charlotte County Utilities and FPL, please keep in mind the location of water mains and the height of mature plantings. The county has a list of approved plantings which are native to the area and when established, will NOT require vast amounts of water to sustain their beauty.

If the property owners desire to landscape their cul-de-sac, please keep in mind that they are County-owned—not common property of Burnt Store Lakes. You must comply with County "line of sight" and "traffic regulations", obtain proper permitting for traffic designs and notify the BSLPOA office to obtain a list of approved plants. The general upkeep is then the responsibility of the property owners in the cul-de-sac—the area will NOT be maintained by the Association. We thank you for your community effort and civic pride.

Rob Hancik
Beautification Committee

ARCHITECTURAL REVIEW



New Home Building

Many property owners are not familiar with the procedure and requirements prior to new home construction in Burnt Store Lakes. If you are contemplating building a new home or a spec home, you must submit documentation for review and approval by the Architectural and Board of Directors prior to applying to Charlotte County for permitting. It is the responsibility of the property owner, not the contractor/builder, to prepare and submit these documents. However, you may choose to ask your contractor/builder to assist in the preparation and submission. You are asked to complete and return the new home

Construction Application form along with a Certified Copy of the Boundary and Topographical Survey showing the location of the house (and pool) on the lot including the front, rear and side setbacks and pertinent dimensions and finished floor elevation. The setbacks are measured from the closest point on the front, rear or side(s) of the structure, including lanai and pool areas, to the legal established property line. A full set of plans (blueprints) for the proposed residential house must also be submitted. In addition, a proposed landscape plan (all four sides of the house), samples or color chips of the proposed exterior colors and trim of the house and a sample of the roofing material must be submitted (tile or metal only). Please call the Association's office for the application and other documents required. A copy of the Deed Restrictions and Policies may be downloaded and printed directly from our website:

www.bslpoa.org.

Condominium Building

The same procedures apply to condominium, townhouse, etc., building with the exception that you *must* set up a meeting with the Architectural Review Committee as soon as your conceptual plans are formed. This effort helps maintain an open line of communications and possibly foresee and/or prevent any potential problems from occurring. Please remember that any building consisting of three or more units, *must* be submitted to Charlotte County DRC (Development Review Committee) prior to submitting for site permits.

The first Quarter of 2006, has shown a slower pace of new single family construction compared to a very high level of activity to a more moderate pace in early 2005. New home applications are still arriving for review at a moderate level. There are, however, numerous multi-family projects in the review process (28 buildings), with one project underway and two about to break ground. We anticipate that we will possibly have 24 or more condominium units ready for occupancy in 2006, and up to 200 units in 2007. There are approximately 120 new single family homes in some phase of the construction process—when added to the existing 349 single family homes, we will have a total of 424 single family homes (approximately 21% of the 2040 lots, excluding the multi-family building).

Peg Varga
Architectural Review Committee



LAKES

LakeMasters has been actively spraying our lakes for grasses and algae. The Committee has been addressing residents' concerns and observations. One of these concerns is the band of grass around the lakes that has been killed as a result of herbicide spraying. This desired and expected result has caused the dead grasses to turn brown and now is in the process of decaying over the next several months. Residents are encouraged to remove the grass themselves if they do not want to wait for the natural decay process.

The Committee has received the water testing kit and are in the process of learning how to test our waters most effectively. The data thus far show the oxygen saturation in the lakes to range from 6-8 parts per million. Any value of 5 ppm or above is considered adequate. Some testing for nitrogen and phosphorous have been completed. These are the products we can expect to increase in concentration as we have more run off of fertilizer into the lakes. At this time, these products are almost undetectable by our test method—which is very encouraging.

As of April, all bubblers and aeration systems have been repaired and or replaced and should be functioning.

Please report aeration problems, etc., to a Lakes Committee member with your observations—Jim Edmond (575-7762), Ed Kenyon (575-1218), or Scott Pitser (833-3303).

Midges—Blind Mosquitoes: Since the weather has warmed, our community has been invaded by aquatic midges, also known as blind non-biting mosquitoes. All areas have been affected, but we have received numerous complaints—specifically the residents on Eagle Lake—with the expectation that the Association should take some action. The Lakes Committee has done extensive research on the problem including methods of interrupting the life cycle of the midges in the water or on the land. Oil has been used along the shoreline entrapping the eggs on the surface and preventing their descent to the bottom (larva and pupa stage). Insecticides are available to attack the larva and pupa, however, the entire body of water would need to be

treated. Bacilli could be added to eat the larvae which may be effective in small indoor ponds, but there is no information available on use in bodies of water the size of our lakes. Based upon extensive research the emphasis today is on environmental quality and the development of resistance to pesticides, the control of egg and larvae is not feasible.

The adults live on land 2-5 days. The insecticides that could be sprayed on the grasses and brush, where they live in this form, would have to be applied to extremely wide regions, and would have to be applied weekly—extremely costly. Yard size foggers may be effective. Stocking the lakes with “brim” (blue gill) fish could be effective. It has even been suggested that installation of a purple martin birdhouse may bring these birds into the area.

Other preventive measures could be taken, i.e., the use of aquatic plantings along the water edge (this affects sites to lay eggs and provides cover for fish who eat the eggs and larvae); increase the fish population (blue gills), and keep all ground cover as low as possible and remove all brush to control nesting places for the adult. They are known to feed on flying insects.

It is interesting to note that a special license is required to do the landscape and area fogging commercially. This explains why almost all of the pest control companies do not respond to residents' requests. There are only 3-4 companies in the area that have the required license. Unfortunately, there is no easy, predictable long term solution.

Jim Edmond, Chair
Lakes Committee



DRAINAGE AND MAINTENANCE

In January 2006, the Board approved funds to perform some major drainage work in the Lakes. BTR, an excavating company, has been cleaning out ditches, and re-grading swales to improve the flow of water. We have been experiencing many drainage flow problems over the past few years due in large part to the active building of new homes that increases water flow from roofs, driveways, etc.

The work began the first week in February and will complete the projects by the end of May—weather permitting. The areas that have been completed are: Butternut (around Vagabond) to two culverts, Stork Lake outflow to Bear Branch Creek (BBC), Stork Lake to Rio Togas Road, both sides of Rio Togas at Ibis Lake, Peppercorn swale at Ibis Lake, Acapulco Road swale to BBC, and the lengthy swale between Tampico and Cape Horn running south from San Lucas into Osprey Lake at Santa Inez. The areas scheduled to be worked on next are Osprey Lake drainage ditch on both sides of Cape Horn, drainage ditches on Nogales Court (both sides of Matias), Pelican Lake outflow to harbor at Cedar Rapids, drainage ditch at Pyramid (behind Peppercorn), and drainage ditch between Mapp and Sarong as well as Nicobar running parallel to Cape Horn and the culvert into Osprey. BBC will be addressed at Cape Horn near San Ciprian.

The Board emphasizes that the cost of this long overdue drainage work is approximately \$100,000. By motion of the Board in January, replacement of borrowed reserve funds must be replaced. Treasurer, Peg Varga and the Budget Committee will address this replenishment by making provisions in the new 2006-2007 fiscal year budget, which will be presented for approval at the October 14, 2006 Annual Meeting.

Sean Howard, Board of Director

LONG RANGE PLANNING



The Long Range Planning Committee is in the process of reorganizing and is headed by new Board member, Rom Mattesich. He is looking for new volunteer members who may contribute to the overall long range plans for improvements in the Burnt Store Lakes community. The Committee is looking into development of lakeside areas, on common property to allow an access to lake waters for those not having lakeside property. The Committee is also contemplating taking on the long term project of addressing the problems associated with Bear Branch Creek. This is a massive undertaking that requires the input from local,

State and possibly Federal agencies. Among others, there are several environment issues to resolve. Please call the office or Rom Mattesich if you feel you can contribute your expertise or services to this very important Committee ()

Rom Mattesich, Board of Director



SAFETY & SECURITY

Break-ins—A Need to Report: There have been several reports of break-ins in our community. We need our neighbors' cooperation to report each such instance to the office. We want to collect this information in an organized manner so that we may more intelligently guide the effort of our Neighborhood Watch, the Sheriff's Office, and devise whatever new security procedures that may help us combat this crime. The high level of construction activity in the area exposes our community to lots of traffic and strangers. Both residents and construction sites become targets for thieves. We need to be patient, but alert. Builders, as well as residents, are urged to report thefts. All information will be kept confidential. Only statistical summaries will be divulged to non-law enforcement parties. **SAFETY AND SECURITY—IT'S A COMMUNITY THING!**

Mandatory Alarm Registration: Many of our residents are not aware that the Charlotte County Sheriff enforces mandatory alarm registration. All property owners with an alarm system, whether connected to a security company or not, are required to register with the Charlotte County Sheriff's Office (CCSO). Property owners will be penalized for alarm systems that generate multiple false alarms. There is a \$25.00 registration fee for the first year and \$10.00 renewal fee per year. Information and a copy of the ordinance may be obtained from www.ccsso.org. Click on "Crime Prevention". You may also contact Nick LiCausi, Alarm Coordinator, CCSO at 575-5285 or email at nlicausi@ccso.org.

Light Up the Neighborhood: Unless the moon cooperates, our neighborhood is pitch dark at night. Criminals are known to love the darkness. Neighbors are discouraged from strolling or biding, with or without their pets. Drivers and pedestrians run the risk of running into each other, or get disoriented. One theory even has it that street lighting

attracts the swarms of mosquitoes that are otherwise likely to make our lives miserable.

As the density of the population increases, it becomes more economical to consider street lighting. If there are more than three contiguous residents on a street, FPL will consider installing a street light if requested.

If you believe your cluster needs and qualifies for a street light, please inform the office. We will inspect and map all candidate locations, and develop a program for lighting up the neighborhood in cooperation with FPL.

Rom Mattesich, Board of Director

COMMUNITY STANDARDS

Changing House/Roof Colors??? Please remember to submit a sample or color swatch to the Architectural Review Committee (ARC) for necessary approvals prior to purchasing the materials. This applies for driveways as well.

Other Construction: You must obtain a Pool Application from the office if you intend to have a pool installed. If you are planning an addition, etc., please submit these plans to the ARC for review and approval.

Temporary Waiver from Deed Restrictions: Please contact the office for a copy of the required form requesting temporary permission to have a trailer, motor home, boat, etc., parked in your driveway overnight or for a few days. Under no circumstances may any vehicles of any type be parked in empty lots adjacent to your house, along side of your house, etc. Note: You may download a copy of the Deed Restrictions and Policies from our website www.bslpoa.org

COMMUNITY AFFAIRS

The Burnt Store Lakes Welcoming Committee and the Burnt Store Lakes Dance Committee have joined forces to create a neighborhood "Community Affairs Committee (CAC). The purpose is to establish a variety of groups to plan and coordinate activities for the Burnt Store Lakes Community.

Since our community is growing by leaps and bounds, and we would like to greet new

families as soon as possible, we need your help. Please give us a call or send us an email if you have a new neighbor. Contact Aimee Schneider at 637-3999 or email at aimeechris@netscape.com

DOG WALKERS



PLEASE BE CONSIDERATE OF YOUR NEIGHBORS!

Our community is growing by leaps and bounds, and with this increase in families, there are those who also have pets. We implore all dog walkers to please carry a "scoop and bag" and dispose of contents in an appropriate manner. We remind everyone that Charlotte County has a "Leash Law".

Underground Electric Task Force



Frank Bishop is the chairperson of the Task Force that is looking into the possibility of putting all utility wiring underground (electric, telephone, cable) in Burnt Store Lakes. Two task force meetings have been held to discuss the information from FPL regarding logistics and costs. Frank will make a presentation to the Board at the July 11, 2006 Board of Directors meeting. Anyone interested in assisting with this committee, please contact Frank at 637-1501.

LICENSE PLATES



Plates are available in the office, and at the monthly Board meetings, at a cost of \$5.00 each. For those who would like to have one mailed, please send a self-addressed stamped envelope to the office. Please affix three \$.39 stamps for each plate on an envelope no smaller than 9 x 12 in size.

COMMUNITY DIRECTORY

The July 2006 edition of the BSLPOA Community Telephone and Email Directory has gone to press. It should be available for property owners to pick up in the office by the end of June 2006. Please call or email the office with any changes or additions to



this directory that is printed free of charge to the Association.

?? CHANGE OF ADDRESS ??

It is the responsibility of the property owner(s) to keep the Association informed of address changes. It saves everyone money if we have the correct address when mailing out information, NewsletterS, and assessment billing to our residents. Call 941.639.5881 or email us at bslpoa@sunline.net with changes. Note to all property owners who intend to sell their lots or house: Please notify the real estate agent or closing agent that this is a deed restricted community with assessments. A copy of the deed and transfer fee (\$50) must be sent to the BSLPOA office after closing.

DELINQUENT ASSESSMENTS

For those of you who have not paid your yearly assessment (\$150.00), please be aware that liens have been filed in the Charlotte County Courthouse on all delinquent accounts. Interest charges began to accumulate at the rate of 1.5% per month effective January 1, 2006. Please remit as soon as possible to avoid further charges. A lien filing fee (\$25) has been added to all delinquent accounts. There is an additional \$25 fee to file a release or satisfaction of lien.



BOARD OF DIRECTORS ANNUAL MEETING

The Annual Meeting will be held on Saturday, October 14, 2006, at 9:30 a.m. at the new Punta Gorda Isles Civic Association building on Shreve Street in Punta Gorda. There will be an Annual Meeting Picnic at noon following the meeting.

At the June 6, 2006 Board of Directors meeting, the NOMINATING COMMITTEE will be appointed. Anyone interested in serving on the Nominating Committee should contact the office. This Committee will solicit property owners who may be interested in filling one of the four (4) open Board of Director positions up for election

this year.

It is now time to consider if you would like to serve your community in this very important capacity. It is not too early to submit your name and brief biographical sketch to the office or Board member for the Nominating Committee's consideration.

Ralph Spolzino, President

NEW RENTAL POLICY

The Board of Directors has adopted a new Policy #14, Rental Policy. With the number of condominiums under construction in addition to the increasing number of homes, we will see more rentals in the community. All property owners are required to be members of the BSLPOA and must abide by the Association's by-laws and deed restrictions, and pay Association assessments. In addition, the property owner must inform the POA (via letter, e-mail, fax or telephone) of each renter's name and a telephone contact. An administrative fee will be charged to the property owner to maintain the necessary database. The rental agreement must clearly state that the property is part of a deed-restricted community and that all deed restrictions will be enforced. Maintenance of the property and adherence to the deed restrictions is the responsibility of the property owners, who will be notified if violations occur. If the deed restriction violations are not corrected in a timely manner, the property owner will be liable to reimburse the POA for any costs associated with correcting the violation.

Board of
Directors



MANDATORY WATER RESTRICTIONS IN EFFECT

Please be aware that WATER RESTRICTIONS are in place in Charlotte County as well as most of Southwest Florida. Water restrictions apply to ALL water sources including wells, canals, lakes, or public supplies. We are restricted to irrigating only ONCE a week.. Lawns need no more than 3/4" of water per application.

- Addresses ending In an even number, or let-

ters A thru M: TUESDAY ONLY

- Addresses ending in an odd number, or letters N thru Z: SUNDAY ONLY
- No watering is allowed between the hours of 10:00 a.m. and 4:00 p.m. on any day.
- New lawns or new plantings may be watered daily for the first 60-days—however, watering shall not occur between the hours of 10:00 a.m. and 4:00 p.m. except on the first day of planting.
- Seeding of existing lawns does NOT qualify for new planting.
- Hand watering using a container or hose and shut off nozzle or micro-irrigation of plants or non-lawn areas is allowed
- Personal vehicle washing allowed any day, as long as water is used efficiently. Any hose used should have a shut off nozzle. Use commercial washes that recycle water.
- Automatic irrigation systems are required to have rain shut off devices per Florida Statutes.

PLEASE CON-
TER. It is Flor-
precious com-



SERVE WA-
ida's most
modity!

Hurricane Season 2006

The season begins June 1 every year. We cannot prevent, nor predict when & where a hurricane will hit, but we can prepare for imminent winds and weather:

- Protect all windows w/shutters or 5/8" plywood.
- Reinforce garage doors at the weakest point.
- Secure all lawn furniture & outdoor objects that can become projectiles in high winds.
- Trim weak tree branches, remove all dead wood.

According to local meteorologists, the heightened tropical activity that began in 1995 may last another 10 years!

Check your insurance policy for adequate coverage; learn your vulnerability to flood areas. Plan your evacuation route. If you are unable to