



BURNT STORE LAKES POA, INC.

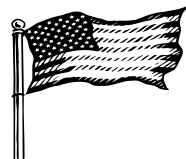
100 Madrid Boulevard, #212 Punta Gorda FL 33950

941 - 639-5881

JUNE 2011

www.bslpoa.org

PRESIDENT'S MESSAGE



This year's Annual Meeting will bring to a close my two terms of service which included unexpired term of a past President. I have found my tenure to be educational, rewarding, and at times frustrating. I was impressed at what our office staff Sandy Funk and Celeste Midolo put up with and get accomplished on a daily basis. It is amazing the variety of disjointed tasks that they take care of: from responding to property owner requests to routine business. Not all of the requests that come into the office are cordial and many times have gone beyond the interests of the Association.

On another note, rather simple projects seemed, to say the least, like a nightmare. Projects seemed to take forever and defied common sense when working with our Charlotte County government. One of the most notable accomplishments of our Association made was to review and question our MSBU taxes. We were able to substantially reduce from \$186 to \$52 per year and then making BSL a stand alone MSBU.

Of the capital projects we had planned, the most exciting ones to be finished are the main entrance roadway, the new sign and playground equipment and restrooms in the Park. These amenities have increased Park use by fourfold with more attendees than ever at the monthly Pot Luck picnics. Improvements continue for irrigation at the entrance. Other major annual costs to the Association include maintenance of the lakes water quality, green belt and correction of drainage issues. As presented at last year's Annual Meeting, we are moving forward with plans to light 5 additional entrances to BSL.

Maintaining our deed restrictions is a constant and costly process. The majority of deed restriction violations are related to rental, foreclosed, or bankruptcy properties as these situations tend to have little interest in the condition or appearance of our community. Uncorrected violations eventually require Association action which result in a lien against the property. Recovery of the costs can take many months.

Engineering work has started on the kayak / canoe launch and hopefully will be completed some time next year. This launch will be a small, slip your canoe in the water site for property owners to enjoy. One of the more exciting projects this year is a Master Plan of the 55 acres adjacent to the Park. This plan ad-

dresses many property owner requests for additional community amenities. This is a long-range plan and could be accomplished by a phased program only limited by the funds that may be voted on by property owners. Just think of the value it will add to your ownership in BSL as no other deed restricted community in the area would have such an infrastructure. When the market returns we would be most competitive with other developments. Check out the plan on our website: www.bslpoa.org.

The biggest challenge we face as a community, as addressed in my message last year, is the expenditure of reserves to offset an increase in the annual assessments. We have reduced operating expenses to the bone and the reserves are nearing exhaustion. The Treasurer's Report will further detail the issue of non-payment of annual assessments and our current budget.

The Board looks forward to any input you may have and invites you to our monthly meetings. See you at the Annual Meeting in October.

Rob Hancik, President



TREASURER'S REPORT

Since 2008, your Board of Directors has struggled to maintain the annual assessment despite increases in operating costs and the higher number of delinquent accounts. The proposed 2010-2011 operating budget was reduced by over \$74,000 from the 2009-2010 budget in order to keep the assessment at \$275. As of April 30th, the cumulative shortfall in the assessment payment stands at \$126,007. That figure represents approximately 17% of the annual budget of \$750,945. However, with the approximate \$171,200 rolled over from the previous year (including Reserves) \$750,945 was reduced to \$579,800 to be funded through the 2010-2011 annual assessment at \$275. Without the available rollover money, the amount needed, per property would have been \$364.36.

Of great concern and challenge to your Board of Directors is maintaining a reasonable annual assessment to the property owners. The \$126,007 in accounts receivable represents a deficit detriment to the budget as it affects the reserves which will be diminished and unavailable for carry-over usage to offset the budget for the next fiscal year budget (FY 2011-2012). An increase to the base dues for operating expenses and funding other projects is inevitable.



ARCHITECTURAL REVIEW

The Architectural Review Committee (ARC) meets on an as needed basis to review various requests from residents. If you are planning a home color change, an enclosure shield, fence or well for irrigation, please contact the Office for an application or the necessary information. Your new home construction or addition plans must be reviewed prior to commencement or application to Charlotte County for permitting. The Office will assist you with a quick and efficient process through ARC and provide answers to frequently asked questions about the County process.

The ARC is responsible to review all exterior aesthetic changes to the home such as those noted above as well as pool construction.

Since November, 2 homes are added to our community and the Association remains at 25% build-out with 458 single-family homes.

Fred Boland, Director



BEAUTIFICATION & ENHANCEMENT

Everyone loved the seasonal decorations this year! There was much positive feed back from residents about the garlands and bows at the front entrance and the poinsettias planted at the entrance sign and roundabouts.

The Committee also worked on their plan for a replica sign, on a smaller scale, at the Vincent and Cape Horn entrance as well as additional signs denoting BSL as a deed restricted community in more locations. These will be designed to inform people about resident privileges such as fishing and boating and also warn them about the presence of alligators, or trespassing.

A final project under consideration is landscaping at the new restroom and walkways. This plan will be implemented with the new fiscal year budget, pending appropriate funding.

A final important note is the vast number of time Rob Hancik spent negotiating with Charlotte County and SWFWMD to make the rest room facility a reality. Bob Reichert gathered a volunteer work group that contributed many hours of labor to create the playground area for the kids.

Thanks to all Committee members for the many hours spent volunteering.

Gordy Quick, Director

Previous Boards and your current Board have been able to meet operating expenses by delaying certain projects or by eliminating them completely. A program to continue the improvement of oxygen levels in our lakes has been postponed for the second year. This is a critical issue as the eleven (11) lakes are what make our community unique and they are a valuable asset.

Up until this past year, shortfalls to the budget were at least partially covered by interest received from CDs and savings. Sadly, as you may be aware, interest rates are historically low. Legal fees continue to be a source of concern and are unavoidable to maintain the importance of deed restriction enforcement and costly lien filing procedures, as well as meet government regulations necessary in the operations. While each of us at one time or other complains about the enforcement of deed restrictions, it is because we have a viable deed restriction document that also attracts new home buyers to our community.

As we move forward, we must consider all of our options to balance the budget and at the same time maintain the viability of the community.

Rob Reichert, Treasurer

ANNUAL MEETING 2011

The Annual Meeting is scheduled for Saturday October 15, 2011 and will be held as customary at the Burnt Store Presbyterian Church located at 11330 Burnt Store Road, Punta Gorda.

Three Board of Director positions will become available as the terms end for Rob Hancik, Gordon Quick and Bob Reichert.

Nominating Committee volunteers are needed - please contact Celeste or Sandy with your interest to be a part of this group as they consider Candidates for nomination as part of your new Board of Directors.



ANNUAL ASSESSMENTS are expected to increase over the next fiscal year. This is necessary due to rises in operating costs, changes in Florida law, and the completion of certain capital improvements thereby reducing the carry over from the reserves. Assessment invoices will be mailed in October, after the Annual Meeting and are due upon receipt. Interest accrual begins January 1 and liens are placed upon all properties with an unpaid balance.

Payment plans are available.

Please contact the Office at 941-639-5881.



COMMUNICATIONS

The Community Information Network (CIN) is designed to relay important as well as some social information to the community. A sundry of topics have been relayed through the CIN via email message such as lakes quality, crime prevention, BSL social events, administrative requests such as permission for Directory printing and the email listing, park playground opening, and Burnt Store Rd construction updates.

The 2011 BSL Resident Directory is now available to those whom have provided their necessary permission for publication in the Directory. Due to the low percentage of participants, the publisher did not provide enough copies or the entire membership. You may provide your permission for the 2012 Directory by simply sending your request via the website contact page or by emailing office@bslpoa.org.

The Directory is not available to anyone for solicitation of any kind.

Aimee Schneider, Director



COMMUNITY STANDARDS

The term "community association" is used to designate residential housing characterized by mandatory membership in a governing association. The Articles of Incorporation and the Declaration of deed restrictions recorded in 1972 outline the responsibilities of its membership and Board of Directors. Often a new homeowner is surprised to learn that they have enrolled in an association governing the area in which they chose to live. Accepting a deed to a residence in such an area automatically imposes mandatory membership and subjects the purchaser to the obligations set forth in the Declaration.

We all at given times both appreciate and complain about the benefits and pitfalls of living in a deed restricted community. In the past it has taken voluntary cooperation to maintain the community standard. With the poor economy, our community has seen a decline in the maintenance of many homes abandoned due to foreclosure and/or bankruptcy. Changes in Florida law last year now permit a homeowners association to establish a levy structure for deed restriction violations that maintain responsibility of the property owner. Tenants must meet the community standards or a fine may be levied against them or the property owner for an uncorrected violation. There also is established a reasonable process for appeal to an alleged violation.

The truly important factor is that we all share the responsibility in maintaining our properties and property values.

Your Board of Directors strives at all turns to promote an aesthetically pleasing neighborhood as well as peace and harmony within the community as we meet the or exceed the standards.

DEED RESTRICTIONS VIOLATIONS THAT ARE ADDRESSED BY YOUR BOARD OF DIRECTORS:

- Boats RVs Trailers**
- Fences**
- Home maintenance**
- Landscaping**
- Lawn maintenance**
- Parking**
- Signs**
- Trash cans**
- Vehicles w/signage or racks**

Examples of issues that are requested, but not necessarily addressed by the Board, but rather referred as a County, State or a police issue:

- Off-leash or barking dogs**
- Nuisance or aggressive alligators**
- Fishing / kayaking—non-property owners**
- Suspicious persons**
- Neighbor disputes**
- Animal issues**

The Deed Restrictions and Policies are viewable on-line at: www.bslpoa.org



LONG RANGE PLANNING

The Committee has completed the installation of play equipment at our community park. THANKS TO ALL THOSE WHO VOLUNTEERED THEIR TIME AND EXPERTISE IN MAKING THE CHILDREN'S PLAYGROUND A REALITY. The long awaited canoe / kayak launch project is now underway. Banks Engineering was selected to prepare the preliminary drawings and the permit applications. This process will take 4–6 months. Implementation of the plan may begin once the necessary County and environmental approvals are received. We look forward to this enhancement.



For years, the Long Range Planning Committee (LRP) has voiced the need for a master plan to develop the property commonly known as the "Park". This year, the Board approved the funds to develop a conceptual plan that encompasses the Park and

the green belt contiguous to the Park and Rio Togas Road. LRP will make the plan available for viewing at our website. Keep in mind that this Master Plan lays out improvements and new facilities for the betterment of all Burnt Store Lakes property owners. The plan calls for the implementation of various amenities for the community and covers a full range of ideas that were proposed by you, the property owners. Development will require a period of time from the near future to as long as fifteen to twenty years, depending upon our population growth, community needs and funding.

Bob Reichert, Director



LAKES QUALITY

Since our last Newsletter, we have seen continued effective management of the lakes water quality. Oxygen levels have improved and there is better visibility. The goal remains to move toward a balanced lake system that requires less chemical treatment for weed and insect control.

This year the midge larvae are being treated using a limited budget and targeting outbreak areas. The use of all terrain vehicles to spray the adult flying midges is delayed until next year for budgetary reasons. We are hoping for an improved budget next fall in order to coordinate a better attack on the midges.

Phase I of Ibis island maintenance was completed with the clearing of the invasive, non-native tree species such as the Brazilian pepper tree. The soil was treated and we have successful growth as the ground supports the Florida species of trees and shrubs that were planted. Phase II will involve removal of non-native, invasive species on the balance of the island and Phase III will explore the smaller island at the lake. Neither of these phases will be as drastic as Phase I appeared to be as there are fewer invasive species to remove.

Recent work on the aeration and compressors has been addressed with the contractor and adjustments are being made at two of our lakes. An increase of aeration in the next fiscal year is sought after in order to increase the aeration. The benefits are numerous and include improved water clarity, and with a firmer lake bottom, the midge larvae habitat is decreased.

For all around improvement to the lakes, I encourage all property owners to plant littorals along their shoreline. The plants provide a filter system for the nutrient run-off from the lawns and a habitat for smaller fish and frogs that eat insect larvae. By improving the habitat for these animals, the many wading birds such as herons, egrets and ibis will prosper as well. Ideally, residents planting littorals help to make our community interesting and beautiful.

Bob Lilley, Director

RENTAL POLICY

Please complete a Rental Registration form each time you sign a new lease with a tenant at your property. This allows the Office to inform the new residents of upcoming events or communicate on all matters related to the Association.

'For Rent' signs must meet deed restriction size requirements— no larger than 6" X 8" and should not be placed in a window.



SAFETY & PEPAREDNESS

Under this area of responsibility falls a much needed leader for a Community Watch program. While the neighborhood has not seen a lot of trouble, as of late there have occurred some suspicious happenings and 'near misses' relating to burglary in Burnt Store Lakes. Leading the Watch Team is a simple enough endeavor and is primarily coordinated with the Charlotte County community policing. There are many folks in the community who contact the Office asking whether or not the team is active and so it seems there is plenty of interest, but a leader is necessary. Please give the Office a call if you are interested in learning more about it. Fred Boland is the liaison to this important group, and can also provide you with the information you need.

Fred Boland, Director

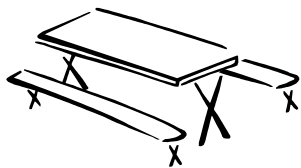


MECHANICAL & MAINTENANCE

Dredging work in the drainage finger between Mint and Mapp Lanes was completed. The material removed from this area was allowed to dry out and then relocated to a low area in the greenbelt behind San Ciprian. The area was graded to allow for proper drainage. Approval from Southwest Florida Water Management District was received to begin correction of a compliance issue at the Park and will begin once funding is in place.



Bob Lilley, Director



POT LUCK PICNICS

Neighborhood

picnic gatherings are organized once per month throughout most of the year. Usually June, July and August are too hot and buggy (this is Florida!) but at other times, many people get together to share food and a fun time. With the addition of playground equipment—and the long awaited restrooms, many more residents and their friends are joining the group.

A new coordinator for the monthly event is sought. Please contact Karen Bishop at 941-637-1501 or karentarpon@comcast.net and she will fill you in on the easy details.

WATER RESTRICTIONS
Charlotte County rules allow for water twice per week. Properties ending in an even numbered address may water on Thursday and/or Sunday and those ending in an odd number are allowed on Wednesday and/or Saturday.

VEGETATION DEBRIS
Charlotte County Waste Management
941-764-4360
Your bundled vegetation in 6' lengths can be picked up every Friday along with other yard trimmings, bagged and placed in a 45 gallon or smaller container. A paper refuse bag is acceptable for this purpose. Place these at least five feet from your garbage can for easier removal.
Bulk item pick up is available free, twice per year. You must call the County to schedule this service.



TRASH CANS...

In accordance with deed restrictions, trash receptacles & recycle bins must be hidden from view and should be removed from the curb as soon as possible after waste pick-up. Store your cans in the garage or behind an approved enclosure shield. More information is available with the Office 941-639-5881.

DOG WALKERS – please be considerate when walking your pets. If your dog poops, you scoop!



Know that Charlotte County imposes a leash law and all dogs must be restrained—the little ones who wouldn't hurt a flea, and the big ones who love to chase after the little ones. Leashes are a must.

WAIVER FROM DEED RESTRICTIONS
You may receive a temporary Waiver from Deed Restrictions by contacting the Office should you need to park your boat or trailer in your driveway for a couple of days. Other Waiver requests may require in depth review and a decision from your Board of Directors, depending upon the issue.

GOLF CARTS— it's convenient to use the golf cart to head down the street, but did you know that a ticket may be issued if your cart is unregistered? Use of golf carts on the recreation paths is permitted, but you must give right of way to others on the path.

NEW POLICY Effective May 17, 2011

In order to address continued concern for safety and preparedness in Burnt Store Lakes, the Board of Directors developed the following policy:

BSLPDA Policy #20 NO BURNING



Due to the dry conditions present during the winter months and the distance to the nearest Charlotte County Fire Department, burning of refuse or vegetation including but not limited to grass, leaves, fronds, tree limbs or branches, logs, brush and stumps is prohibited year-round in Burnt Store Lakes. The Board of Directors reserves the right to waive this Policy for the purpose of general maintenance and/or the betterment of the community.

Burning of the above described matter is not allowed by property owners or their assignees anywhere at any time in Burnt Store Lakes.

This Policy is in effect regardless of the following conditions:

- * Whether or not a permit was issued
- * Distance from any structure
- * Wind factors or other weather conditions
- * Contained in a receptacle

Violations of this Policy will be enforced in accordance with Policy #3, "Enforcement of Deed Restrictions."

This Policy and others, along with the Deed Restrictions may viewed in its entirety at our website:

[Www.bslpoa.org](http://www.bslpoa.org)

Please contact one of the Directors or the Office should you have any questions.

DEED RESTRICTION CHANGES

DEED RESTRICTION REVIEW COMMITTEE

Its time to revise those old, out-dated Deed Restrictions which were written in September 1972.

Additional members are needed to volunteer their time and minds to this project. Below is a summary of what is involved with a change to our Deed Restrictions. Please give it careful thought—your in-put is valued and appreciated, but time and dedication will see the process through.

- Established 9/1/1972; renewed 10/25/1999; remain effective through 10/25/2024
- Draft revisions were begun in 1990
- Deed Restrictions can be changed with a two-thirds vote of the membership. A non-vote is considered a 'No' vote
- Change requires a lengthy and expensive process
- A group of 10–12 people will ease the process

Send your inquiries to: office@bslpoa.org
Or call 941-639-5881

OTHER CHANGES

Florida Statute 720.305, effective July 1, 2010 permits a homeowners association to levy a fine against a property owner for violations of the deed restrictions. The basic limitations and requirements are:

- A fine may not exceed \$100
- A fine may be levied on a daily basis, up to \$1,000
- A fine may be levied against the homeowner or, his family, tenants, guests and invitees
- A property owner must be provided an opportunity for a hearing
- The Board must appoint a 'Hearing Committee' of three members, who may not be Board members or related to Board members

Contact your Board of Directors or the Office for additional information.

HISTORY OF ANNUAL ASSESSMENTS & COUNTY NON-AD VALOREM TAXES (MSBU)

Assessment Year	Amount Needed to Fund the Budget	Amount of Carry-Over Used	Assessment Amount Billed to Each Owner	Charlotte County MSBU* Tax
2010 – 2011	364.36	89.36	275.00	52.83
2009 – 2010	400.42	125.42	275.00	52.83
2008 – 2009	385.70	135.70	250.00	186.46
2007 – 2008	374.27	124.27	250.00	186.46
2006 – 2007	323.21	73.21	250.00	186.46
2005 – 2006	243.51	93.51	150.00	236.46
2004 – 2005	220.05	60.05	160.00	356.46
2003 – 2004	140.78	35.78	105.00	133.67
2002 – 2003	136.75	41.75	95.00	133.67
2001 – 2002	123.55	43.55	80.00	133.67
2000 – 2001	134.39	54.39	80.00	133.67

* Figures for the MSBU Tax represent 1 ERU (Equivalent Residence Unit) or one single family property. Multi-family properties (or 2 ERU) figures are not shown.

The chart above shows a history of annual assessments over the past ten years, as well as the Charlotte County MSBU Tax (Municipal Service Business Unit).

The Annual Assessment dollars you pay fund the operating and the reserve portion of our budget. Daily operations include green belt and water quality maintenance, drainage, the Annual Meeting, Newsletter, and the Accounting firm as well as other general costs of doing business. The reserves portion of the budget funds projects such as Park improvements i.e.: water & sewer, restroom and playground facilities. A detailed, proposed budget for FY 2011-2012 will be available in your Annual Meeting packet and mailed to you in September.

MSBU monies fund improvements made by Charlotte County such as road re-paving, installation of the recreation paths, round-abouts, front entry sign and lighting as well as street signs and right of way drainage work.

The amounts are shown as 'per lot' responsibility to the membership. Historically, unspent monies have been 'carried-over' to the new fiscal year budget and have been used to offset the per lot funding of operating and reserve portions, thus maintaining a steady annual amount. As our capital improvements have come to fruition, the bills have been paid and the carry-over amount is lessened. Therefore, the funding must be assigned to each property.

Please note that of the \$275 property owners are currently paying, approximately \$62 goes toward the responsibility of those owners who remain delinquent.

BURNT STORE LAKES
PROPERTY OWNERS ASSOCIATION
100 MADRID BLVD, UNIT #212
PUNTA GORDA, FL 33950

"PRSR STD"
US POSTAGE PAID
PUNTA GORDA FL
PERMIT #245

www.bsipa.org

Visit the website Information Center for the latest Notifications.

E-mail: office@bsipa.org

Facsimile: 941-639-3120

Telephone: 941-639-5881

100 Madrid Boulevard, Unit #212, Punta Gorda FL 33950

OFFICE LOCATION

