



BURNT STORE LAKES

PROPERTY OWNERS ASSOCIATION, INC.
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QUARTERLY REVIEW APRIL, MAY, JUNE 2007



PRESIDENT'S MESSAGE

Another quarter has come and gone—a busy one for all of us. In this newsletter we describe the various projects and activities going on in Burnt Store Lakes. Please take a moment to read about them—they are what make us a community. As members of the BSLPOA, you have numerous opportunities to keep up-to-date—this newsletter, our BSLPOA website, our CIN electronic alerts and notices, monthly Board meetings and regular POA business office hours. Your interest and participation in BSL issues is actively sought by your Board and staff.

Being a Deed Restricted community entitles our members to community benefits and protections, but also imposes restrictions on individual choices. As we try to balance individual preferences with the legal covenants of our deed restrictions, the Board asks for members' understanding and help. Your understanding in realizing that by choosing to purchase property in BSL, you have "signed on" to the restrictions, and your help to remain within the restrictions to create a community that we can all be proud of.

The Board of Directors and staff encourage your comments and feedback—over 400 sets of community eyes beats the efforts of 7 Board members, and 2 staff hands down. Problems cannot be resolved if they are left undetected, and good efforts cannot be rewarded if left unobserved. Please continue to call us with your comments.

Peg Varga, President



TREASURER'S REPORT



As we approach the end of our fiscal year, the good news is that our dues collection rate is now better than 97%. The bad news is that we still carry a delinquency ratio of over 2%. The bills for fiscal year 07/08 will be mailed in about 90 days. Assuming that the coming year's budget will approximate last year's budget, this will be a bitter pill for some. If you are among the delinquent Association members, you should give immediate attention to your status.

Liens have been filed on past due 06-07 properties, interest and filing fees are added to these accounts. Please call the office (941-639-5881) if you are uncertain of your status.

The budget process for the next fiscal year is moving along smoothly. A fourth draft is presently under review with Board members, committee members and staff providing valuable and informed input. We remain in a healthy position, thank you to all for your support.

Bill Fruit, Treasurer





LAKES REPORT

The installation of an updated aeration system was completed in June. Following is a summary of the mechanical work done on each lake:

- EAGLE: a new compressor & 8 new air diffuser stations
- HERON: a new compressor & 8 new air diffuser stations
- IBIS: new air diffuser stations
- EGRET: new compressor & 3 new air diffuser stations
- KINGFISHER: new compressor & air diffuser stations
- OSPREY: new compressor & all new air diffuser stations
- PELICAN: all new air diffuser stations

As Aquatic Systems monitors the oxygen levels in each of the lakes, the effectiveness of the equipment will be assessed. Any required adjustments will be determined later this year.

The lakes contractor continues to address the algae and vegetation concerns on a weekly basis. The lakes have experienced two blooms within the last week, and this is keeping them quite busy. You will observe the technicians spraying from a motorized boat, a four-wheel ATV, and on occasion walking the shoreline with equipment strapped to their backs.

During the week of July 23rd, Aquatics Systems anticipates starting the placement of the littoral plants that we have all been anxiously awaiting. Please place your orange flags (which are available at the BSLPOA office) in 20 foot increments along your property. If you have more than one 20 foot strip, and want them separated, please label them A, B or C. For example, one strip of 20 feet would have an orange flag with an A where it starts, and an A where it ends. The second 20 foot strip would have a B where it starts and a B where it ends. If your plantings are contiguous in one segment, mark two flags (one at each end) with the total number of feet for planting whether it be 20 ft, 40 ft, 60 ft, 80 ft and so on. If you have questions, call Skip Robinson 639-6595, Scottie Pitser 833-3303/661-7450 or the POA office 639-5881.

Scottie Pitser, Director



ARCHITECTURE REVIEW

As you are aware, new home construction has slowed considerably. If you are planning to build in the future, now is a good time to present your plans for review. An application is available at the office and is now available on-line at our website www.bslpoa.org. Please call the office with all of your questions!

Application and review for all construction must be made through the BSL office prior to applying to Charlotte County for permitting. A Certified Copy of the Boundary and Topographical Survey must accompany each application.

The same procedures apply to condominium/townhouse building with the exception that a meeting with the ARC must occur at the time your conceptual plans are formed.

At this time, BSL boasts 453 completed single family residences and a total of 18 condo/townhouse residences in two locations. Multi-family projects continue at a fast pace with two developers working to complete 160 condo/townhouse residences.

Peg Varga, Director



BEAUTIFICATION COMMITTEE

We are still moving forward with enhancement of the two roundabouts at Peppercorn Road and Saragossa Lane. The wells were installed for irrigation and installation of the decorative lighting is scheduled to begin shortly. The landscaping and irrigation system will soon follow. You'll remember that Charlotte County made \$50,000.00 available for planting of native trees. It was decided to defer utilization of the tree grant as it does not include

the purchase of shrubs at this time. An amendment is currently being worked on by the County to include these plantings. The Committee will make suggestions to the Board for the best use of these funds throughout the community.

Committee work continues on enlarging the park facilities in anticipation of our continued growth in Burnt Store Lakes. Drawings to expand the pavilion have been received and cost estimates are being developed. Thanks to everyone for their time, energy and commitment in seeing these efforts come to fruition.

Rob Hancik, Director

COMMUNICATIONS

The objective of effective communication is to insure all members of an organization—in this case, the BSLPOA—are promptly informed about the Association’s plans and actions. To further this objective, your POA has created a new area of responsibility titled **Communications** and assigned it to Director Steve Steidel.



This new section has consolidated several existing POA segments to better coordinate and expedite the flow of information. For example, this newsletter has been redesigned not only to appear more professional, but also to insure that it accurately describes the efforts of all Board members and advisory committees. In another example, the Association’s website (www.bslpoa.org) has been updated and expanded to include new sections such as Alerts, By Laws, Construction forms, and Notifications.

Perhaps the most ambitious addition to the POA communications effort is the creation of the Community Information Network (CIN). This Network utilizes electronic messaging to send ALERTS (urgent notices) and NOTIFICATIONS (POA related messages) to all BSL residents and property owners. As noted elsewhere in this Newsletter, it is imperative for everyone to provide the POA office (941-639-5881) with an accurate email address.

The Communications section will be constantly evolving as it identifies new methods to improve information dissemination. It is anticipated that a Communications Committee will be formed

soon to seek the input of community members who would like to assist in this effort. In the meantime,, if you have any questions or comments, please contact Director Steve Steidel at 505-8661 or at ssteidel@earthlink.net.

Steve Steidel, Director



COMMUNITY STANDARDS

Living in a Deed Restricted community may involve the loss of some individual freedoms; however, it also comes with many benefits. Greenbelt maintenance is addressed on a community wide basis, property appearance standards help maintain property values, and decrease less desirable influences in the area (nobody wants a junk yard next door), provides for a cohesive community.

Whether you reside in BSL, visit occasionally or own an undeveloped lot, your decisions regarding maintenance of your property affect the entire community. Absentee owners must therefore pay special attention to the general upkeep of their lawns, landscape and the aesthetics of the community. Please ensure that your property is managed by qualified, reliable professionals. Feel free to contact the office for local resources or referrals.

The following represents issues addressed by the Board of Directors as they relate to community standards during the past two months:

| | |
|----------------------------|-----------------|
| Vehicle/Parking violations | 15; 8 resolved |
| Trailers/RVs | 7; 5 resolved |
| Boats | 5; 3 resolved |
| Landscaping | 28; 14 resolved |
| Other land issues | 20; 12 resolved |
| Fences | 8; 2 resolved |
| Miscellaneous | 6; 5 resolved |

Community Standards are a main reason that residents/owners are drawn to BSL. Maintaining the standard is everyone’s responsibility. Please make time to review the policies (available at www.bslpoa.org) adopted by your Board of Directors, or contact the POA office with your questions or comments, and continue your part in preserving the standards in our community.

Board of Directors



TEMPORARY WAIVERS

Please contact the office for a form requesting temporary permission to place a trailer, boat or RV in your driveway for a few days. The Waiver is time-limited to 21 days (no more than 3 consecutive) annually. Please remember that all vehicles, trailers and/or boats are NOT allowed to be parked on vacant lots or in the County right of way.

Board of Directors

ADVISORY #2007-01d Update

Report of Handhole Inspections

In response to an electric box or "handholes" malfunction on 3/20/07, FPL conducted inspections of all 365 handholes in BSL. Approximately 10% of the handholes were found to have problems with connectors (corrosion, damage, or loose fittings), which required their replacement. In addition, FPL reported making other, associated repairs, such as replacing water barriers, and re-aligning handholes to grade level. Also during these inspections, electric service at the meter was checked to insure a safe connection.

While BSL residents and homeowners can be confident that electric service is being provided in a safe manner, we should all remain alert to any noticeable change in service, such as rapidly flickering lights, and promptly contact FPL's service hotline at 1-800-4OUTAGE (1-800-468-8243).



DRAINAGE & MAINTENANCE

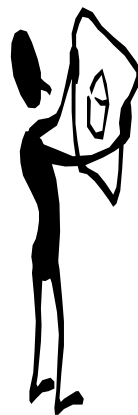
Drainage projects for this fiscal year have been completed. The allotted \$45,000.00 was expended during the advantageous "dry season". Completed drainage projects include:

- Monza -inflow/outflow
- Sagehorn-ditch area
- Peppercorn-swale over to Bundy
- Malarky- swale area over to Huancay
- Peppercorn/Anthem-finger area
- Potosi Ct/Carroway-finger area
- Huancay/Cuman-finger area
- Cabana/Ophir -swale to Kingfisher Lake
- Ainse Ct/Vincent-swale area
- Peppercorn behind lot 05 and Heron finger

The Brazilian Pepper tree removal team had dwindled to one person, but, as a direct result of our Community Information Network (CIN) appeal, three additional volunteers came forward to assist Dale DeKraker. The POA expresses its thanks to Bob Bennett, Bob Reichert and Ray Zink for their volunteerism and hard work on this endeavor.

The Board has been working with Arbor Tree Service in a major clean up effort of several FIRE HAZARD areas. Mainly the four quadrants on each side of Bear Branch Creek along both sides of Cape Horn Blvd. These areas contain several standing dead trees, downed trees, pine beetle damaged trees and other dead vegetation. With the exception of the pine beetle situation, much of this damage is residual from Hurricanes Charley & Wilma. The potential of fire from lightening strikes and other considerations makes this area a high priority. The vegetative debris will be removed using a machine and mulcher designed for this purpose, and Acapulco Road remains untouched as a sensitive area in need of maintenance. However, due to the ecology there, the assistance of government agencies must be sought.

Dick Kopsack, Director



LONG - RANGE PLANNING

This 7 member committee led by Dick Kopsack has met over the past months to discuss the issues and needs facing BSL's future. After polling friends and neighbors to assist in determining goals for BSL, the committee identified several significant reasons why people were drawn to our community:

- Visual beauty and quiet of the lakes
- Well-maintained greenbelt and vacant lots
- Sense of community/social/safety
- Proximity to Marina and other recreation
- School system
- Annual assessment cost
- Not a retirement community (over 55)
- Scenic views/Night sky

Given these preferences, the committee was able to look at the concrete needs of BSL and determine an objective outline of priorities:

1. Determine and finalize alternate park access plans and park improvements as related to the future widening of Burnt Store Rd and enhancement of park amenities.

2. Develop owner interest/ideas toward amendment of the deed restrictions and develop strategy for marketing ideas and obtaining owner involvement.

3. Extend the existing recreation paths throughout the development to include a path to the park area.

4. Expand ideas and opportunity for an Administrative/Community building.

5. Consider underground electric as a parallel concern with the existing committee.



SAFETY & SECURITY

The second quarter of 2007 saw four confirmed reports of criminal activity in Burnt Store Lakes. The first occurred in April when an unoccupied home on Vincent Ave was entered by forcing a side garage door open. Numerous household items were taken. The second incident took place in early June when an irrigation pump was stolen from outside a home on Limegrove Court. The third case in mid-June involved the removal of four storm panels from the rear windows of a house on Pomegrante Way. The final case also took place in mid-June in a nearly completed home on Julian Ct where ceiling fans, light fixtures and a shower door were stolen. The Sheriff's Office was notified in all cases. As troubling as these reports are, the fact remains that BSL is a safe and relatively crime-free community. That situation can be traced primarily to three factors—observant residents, an active Neighborhood Watch presence, and increased patrol by the Sheriff's Office.

The Neighborhood Watch program works closely with the Charlotte Sheriff's Office in crime prevention efforts. In fact, the Sheriff's Office has designated a Community Policing deputy as liaison to the Watch program. This deputy attends Watch meetings, offers tips on community safety issues, is available to follow-up on specific issues, and most

importantly, actually patrols our streets and has become familiar with our particular concerns. If you would like to become a Neighborhood Watch member, please contact Dave Prins at 639-3057 or at captDave@tnh.net.

As of 7/1/07, Director Dave Chilcote has been assigned as Board Liaison for matters related to Safety & Security. In assuming these new duties, Dave has stressed that the term Safety & Security involves more than just crime prevention. Emergency preparedness, severe weather awareness, disaster recovery, first aid training, and resident safety education are also issues that challenge our community. Dave plans to reach out to the many knowledgeable BSL residents who can help in the creation of a comprehensive Community Safety Plan. To share your thoughts with Dave Chilcote, contact him at 637-0138 or celebrate67@earthLink.net.

Board of Directors



SCCC
South Charlotte
County Coalition

The SCCC continues to champion resident interests in south Charlotte County. An example of such interests is the recent speed limit reduction from Tuckers Grade into Punta Gorda. This was accomplished, in no small measure, through the efforts of the SCCC. The residents of Burnt Store Meadows and Seminole Lakes were directly affected by the lowered speed limit from a safety perspective. This is a prime example of how a coalition of property owner associations can support individual member associations.

The SCCC is planning to conduct a forum open to public discussion on the proposed property tax legislation recently initiated by the State Legislature. It appears that many questions need to be answered and understood.

The proposed Fire/EMS agreement between Charlotte County and the City of Cape Coral to serve the South Burnt Store Road area is a step closer to reality. There have already been a couple of runs utilizing Cape Coral resources. Finalization of this agreement is awaiting legal sanction by county and city attorneys. This could have a positive

implications for some residents as related to their home owners insurance policies, in addition to the importance of closer proximity of life support systems.

The SCCC meeting is held once per month on the fourth Thursday and is open to any resident.. A guest speaker is usually in attendance from the County Commissioners Office or various County departments and prove to be very informative.

Jim Brown, Vice President of SCCC

COMMUNITY INFORMATION



NETWORK

WE NEED YOUR EMAIL ADDRESS!

On June 11, 2007, your Association launched a new "Community Information Network" (commonly referred to as "CIN"). The intent of this new network is to provide important information to our members in a timely manner. Seven messages have been sent as of 7/09/07: 1) Implementation of CIN, 2) Lake littoral plantings, 3) Annual Meeting & Board Candidates, 4) Website Volunteer, 5) Pepper Tree Removal Volunteers 6) Littoral planting update. All CIN messages are also posted on our website (www.bslpoa.org).

CIN is not designed for social purposes. We leave this valuable task in the capable hands of Sunny Martinek. We thank Sunny for her interaction with the community as well as assisting the POA In sharing information.

The POA has developed a sizable database of property owner email addresses to which CIN messages are sent. If you have been receiving CIN messages, no further action is necessary. If, however, you have not received these notifications, please contact the POA office (941-639-5881 or bslpoa@sunline.net). Finally, please keep the POA office informed of any email address changes so there is no interruption of these important messages to you.

Steve Steidel, Director

EMAIL YOUR ADDRESS TO:

www.bslpoa@sunline.net



CHECK THIS OUT! WWW.BSLPOA.ORG

If you haven't looked over our website yet—or haven't visited in a while, why not take a moment and see how it's improved—with new areas of interest and information. In this age of instant information, websites serve as a central location where interested parties—in this case, BSL property owners can turn to for everything related to the Association and the BSL community. Additional website changes are in the planning stage, so stop back often to watch us grow. If you'd like to be involved with the website's development, please contact Director Steve Steidel at 505-8661.



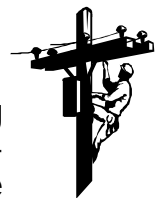
Board of Directors Meetings

Remember the new meeting location is at the Burnt Store Presbyterian Church on Burnt Store Rd. All meetings begin at 6:00 pm on the second Tuesday of each month. Come hear the issues under discussion by your Directors, and add your comments during Open Forum, at the end of each meeting. Should you like an item placed on the Agenda, please contact the POA office at 941-639-5881.

The Annual Meeting is scheduled for Saturday October 13, 2007 and will be held at the Burnt Store Presbyterian Church on Burnt Store Road. The Annual Picnic is scheduled to follow with another wonderful catered menu, and musical entertainment. Please look for details in your annual meeting packet.

UNDERGROUND ELECTRIC UPDATE

Burnt Store Lakes is developing into a community of high quality construction and style. As a result, we have all seen the value of our lots increase. Unfortunately, a substantial detraction from this increase in value is the growing need for more electric poles:



more and taller poles, pole transformers and lots of overhead wire to bring service to new homes and multi-family units. By comparison, most of our neighboring communities, including Burnt Store Marina, Burnt Store Colony, and Tern Bay, all have underground electric delivery, as will all future subdivisions along Burnt Store Road. This Committee believes that Burnt Store Lakes needs to make an investment in underground electric to continue the growth of our property values and remain a competitive area community.

The benefits of underground electric service are obvious: improved aesthetics, more reliable service with fewer power disruptions, decreased vulnerability to storm-related damage, and the enhanced safety and security provided by decorative street lighting, to name just a few.

With only 25% of our community developed, BSL is ideal for a conversion now to underground electric delivery. Clearly, as more homes are built, costs associated with installation, along with inflation, will increase. This Committee is working to reduce the engineering and installation costs and is confident the initial estimate from FPL of \$3800 per lot can be reduced by 30% or more.

The Committee intends to make a detailed presentation at the BSLPOA annual meeting on October 13, 2007. Additionally, we have petitioned the Board of Directors to include \$127,000.00 (\$62.00 per lot) in the upcoming budget for a required engineering study by FPL. The Committee would appreciate property owner support in this budget request which will not be expended unless overall cost reduction goals are met. Further, this initial expense will be subtracted from the total project cost should the conversion proceed. Finally, the Committee is looking into financing, perhaps through Charlotte County, along with other payment options.

Thank you for your support in your valuable investment.

Frank Bishop, Committee Chairperson

Editor's Note: The Board of Directors has deferred action on the UE Committee's budget request pending additional project cost figures and overall community input.



NOTICE

Newsletter Change

Instead of quarterly, the BSLPOA Newsletter will now be distributed on a twice yearly schedule (May & November). This decision was made for three basic reasons, the first of which is cost effectiveness. It currently costs approximately \$1400 to prepare, print, and mail each Newsletter edition. Clearly, the \$2800 savings can be applied to other projects beneficial to the entire BSL community. Secondly, the Association's website www.bslpoa.org continues to expand and improve to the point where it now serves as an important informational resource. And thirdly, the newly implemented Community Information Network (CIN) has been specifically designed to provide all BSL property owners with timely facts about Association activities. It should be clear, therefore, that between using the website and receiving CIN messages, BSL residents now have access to important information more promptly than ever before. **Note: For those POA members without internet access, please contact the POA office (941) 639-5881 for information about alternative methods.**

HOLIDAY DINNER DANCE

The Burnt Store Lakes "Holiday Celebration" is returning to the gorgeous Twin Isles Country Club! Reserve the date **Friday December 7, 2007** for fabulous entertainment provided by the duo, "Wild Fire". The menu and costs will be determined by the end of September, but will not exceed last year's. Gather your friends and neighbors for this wonderful event as soon as possible as we are limited to 150 persons. Invitations will be available at the Annual Meeting & Picnic on October 13. Hope to see you there!

NOTICE ***** NOMINATIONS

For the three Board of Director vacancies for the up-coming fiscal year, remain open until August 14, 2007.

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IMPORTANT: Annual Meeting and other information enclosed.

at the Park follows immediately after the meeting. Please watch for meet-
ing information and voting materials to arrive the first week of
September.

ANNUAL PICNIC

Saturday October 13, 2007
9:30 am
Burnt Store Presbyterian Church
11330 Burnt Store Road, Punta Gorda, FL 33955

REMINDER
BSLPOA ANNUAL MEETING