



BURNT STORE LAKES
PROPERTY OWNERS ASSOCIATION, INC.
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QUARTERLY REVIEW

APRIL, MAY, JUNE 2006



VICE PRESIDENT'S MESSAGE

Summer's end brings us several items to report. Our recreational paths are set for completion. This allows us a safe walking and jogging path from Burnt Store Rd to Vincent Ave for the use of our residents.

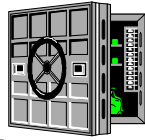
As we approach the fall of 2006, there will be four openings on the POA Board of Directors. I strongly encourage any resident to consider running for the Board. It is your opportunity to benefit your community through service to your neighbors. Submit your resumes as soon as possible.

We are nearing a critical time for Burnt Store Lakes as the Burnt Store Corridor growth of new developments such as Tern Bay and the Bonita Bay Group emerge. Infrastructure concerns for south Burnt Store Road, have become apparent as our population increases. Water and sewer, road safety, police and fire protection, including timely EMS services to our area are good examples of these concerns. Your Vice President has

voiced these infrastructure issues with the South Charlotte County Coalition.

As new developments populate the area, we must be cognizant of keeping Burnt Store Lakes as a desirable community, and as an alternative to these new developments. Property values must not be allowed to erode through neglect of maintenance to the common property or lack of compliance to the deed restrictions.

SCCC Activities: As noted above, our POA is represented at the SCCC. Presently the Coalition is inviting candidates for the November State and County elections to speak at the monthly coalition meetings. County Commissioner candidates are invited to the August 24, 2006 meeting. Our local Commissioner Adam Cummings will run again and is our areas representative for south Burnt Store Road. It is important that our Community hear his views on the infrastructure issues. As a matter of interest, an informal study using tax assessments indicates that our community is contributing, through taxation, \$653,000 annually toward public safety; and fire & rescue services. Jim Brown, Vice President



Treasurer

3rd Quarter Report Fiscal Year 2005-2006 Ending June 30, 2006

By Peg Varga, Treasurer

The third quarter saw your POA move forward on one of four major projects—drainage. That project is now nearly completed. Operating items in the budget remain on target for the year; however, reserve items such as entrance work and round-about beautification await required Charlotte County in-put and/or approvals.

The Board is presently working on recommendations for the next fiscal year's budget. Based upon community and member committee in-put, we are projecting an assessment increase to \$250.00 per lot. Operating costs are projected to be 14% of the budget, with the remaining 86% funding general maintenance and project reserves.

COMMITTEE REPORTS



BEAUTIFICATION

By Rob Hancik, Director

The committee has finalized negotiations with the County for traffic circle improvements of landscaping, water and lighting. Optimistically, the County will issue the proper permits and the work should be completed during the next quarter, or by printing time of the next newsletter.

Planning and budget numbers were generated for planned improvements at our community park. Assuming the budget is

passed in October, these plans include accommodations for the physically impaired, additional concrete seating for our growing population, and engineering of water and sewer to the park in addition to the cost of taps into the main line. The POA may not have the dollar amount necessary for water & sewer, but the first step will be done. Road enhancement plans for the new entry way are on hold until DPW confirms the overlay of the BSR widening project.



ARCHITECTURAL REVIEW

By Peg Varga, Director

New Home Construction has slowed considerably since this time last year. Presently we have approximately 145 homes under construction with 50% completed or nearing completion.

New Home Building

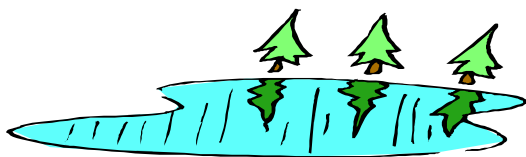
If you are contemplating building a new home or a spec home, you must submit documentation for review and approval by the Architectural and Board of Directors prior to applying to Charlotte County for permitting. It is the responsibility of the property owner to prepare and submit these documents. However, you may choose to ask your contractor/builder to assist in the preparation and submission. Return the completed New Home Construction application packet, with fee enclosed and 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 are available at 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.

Peg Varga , Chair
Arch. Review Committee



LAKES By Scottie Pitser, Director

The usual summer rains have caused our lakes to return to their normal levels. Rains have also allowed usually dormant vegetation to propagate. The algae blooms you've seen are resultant, and Lake Masters has addressed the undesirable bloom.

Many residents have planted native vegetation on their lake shore. This practice is encouraged to assist with creating a habitat or hiding place for small fish known to feed on insects and insect larvae that also

inhabit the shoreline. Further, native plantings at the water's edge aid in decreasing the amount of nutrient run off into the lakes. If you have any questions about such plantings, you may call the POA office or contact Dr. Jim Edmond 575-0746.

A special Thank You goes out to all of those who reported failures of the aerators at their various lake locations. The middle set of bubblers on Eagle Lake and the south set of bubblers on Heron Lake are not functioning. In addition, Lake Masters is scheduled for repair of the motor on Egret Lake.

We have reached the end of the alligator propagation season and the aggressive behavior of the males has subsided. However, it is important to remember not to feed these creatures and report any incidents of this behavior to the office or local authorities. The practice of feeding alligators not only endangers those who may play near the water, but it is against the law.

If you have any questions about the lakes, or wish to offer suggestions, please contact any of the following:

Dr. Jim Edmond 575-0746

Ed Kenyon 575-2318

Scottie Pitser 833-3303



DRAINAGE AND MAINTENANCE

The drainage projects approved by the Board of Directors for this fiscal year are completed. Many of our ditches and swales were cleaned out and re-graded to improve the water flow. Permission was obtained from the DPW to clean out the pipe area on both sides of Cape Horn near San Ciprian at Bear Branch Creek. Your POA office is compiling a list of further additional drainage problem areas that will be incorporated into next year's budget. If you know of an area of concern, please contact the office.

MANY THANKS!

Many thanks from the Board and Office Staff to

Dave Prins, Joe Smith, and John Martens for their volunteerism in repairing our kiosk, and power washing, stain and water proofing of the picnic tables at our park. Thank you Dave, for your leadership in the Burnt Store Road clean up efforts.

We cannot forget our Brazilian Pepper Tree removal team led by Dale De-Cracker and Scott Tucker. Thank you gentlemen, for your tenacious hard work in removing this invasive species!

Volunteerism is an essential component of success in our community. Please come forward to share your interests and expertise!

SAFETY & SECURITY

Community Watch:
By Dave Prins, Chair

It is amazing how time flies! This October will bring the first anniversary of the BSL Community Watch program. We are indebted to Ralph Bates for both his vision with regard to Community Watch and his service on our Board of Directors. BSL continues to grow and promote itself as a premier place to live in SW Florida. Crime remains relatively low as compared to other parts of Charlotte and Lee County. And as part of our growth, we recognize a need to be more vigilant. At a recent meeting, our procedures and practices were reviewed with input from the Charlotte County Sheriff's Dept. The future looks bright; however, we do need additional support from our residents in the form of new members on the committee. For those of you cannot donate time, monetary contributions are appreciated. As we are a group looking after our own interests, and not an official function of the POA, we must be self-supportive. The objective is enhancement of the responsibility of individ-



ual property owner security, and serves as an extension between community and law enforcement observations and reports of suspicious behavior. The results are a safer community through vigilant observation & more effective law enforcement. Watch Committee members enjoy their activity throughout the Lakes and gain the opportunity to meet some of SW Fla's most beautiful people.

COMMUNITY WATCH TIP: Keep your car keys on your nightstand. If someone tries to break-in, or appears suspicious outside, simply press the panic button on your key set to activate your car alarm, and watch them RUN!.

To join the team, or provide a monetary donation, contact Dave Prins at: captdave@tnh.net.

COMMUNITY STANDARDS

Changing Colors???
Please remember to sub-color



House/Roof Colors
Please remember to submit a sample or 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.

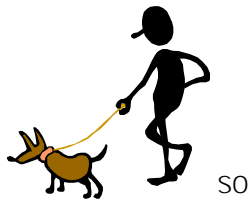
COMMUNITY AFFAIRS

DINE & DANCE

Planning has started for this year's Annual Dinner Dance to be held at Heron's Glen on December 2, 2006. Please mark your calendars now for this wonderfully fun event as this year we look forward to live entertainment by the musical duo "MC Squared". Contact the office for a look at their extensive song list that includes titles from the 50's to the 90's, Ballads, Country and Big Band sounds. Don't miss the fabulous food, music and camaraderie, at Heron's Glen in addition to terrific door prizes and a planned money raffle for multiple winners!

DOG WALKERS PLEASE BE CONSIDERATE OF YOUR NEIGHBORS!

Carry your "poop & scoop" supplies when your dog takes you out, that you may dispose of waste properly. We remind everyone that Charlotte County has a "Leash Law".



Underground Electric Task Force

Frank Bishop, Chair

Have you taken a ride by Potosi Court or Barcrest Lane recently? You must do this soon! Especially find Barcrest where one-half of the street is over head electric and the other is underground electric delivery.

Directions: Cape Horn Blvd to Acapulco Rd, right turn (west) on Chive Way: Barcrest south—Underground; Barcrest north, Overhead.

POLES & WIRES VS. UNDERGROUND

Response to a Board survey in late 2005 resulted in 81% in favor of under-

ground electric delivery! The cost of such a project was the biggest concern. A committee was formed to determine the cost and technical feasibility of converting our entire development to underground electricity delivery.

The committee met with Florida Power & Light (FPL) and determined that FPL can and will do a turn key operation themselves for BSLPOA. (We reserve the right to sub-contract parts of this project.) All the options still need to be explored to be certain that BSLPOA is assured a technically sound proposal at the lowest cost for all owners.

TAKE A LOOK AT POTOSI CT & BARCREST LN Recently, the committee received a ball park estimate from FPL for a local turn key installation. How close this estimate is to reality we do not know, but the committee reported to the Board that this ballpark estimate is \$7,700,000, or approximately \$3,800.00 per lot. One thing for sure is, if BSL owners miss this opportunity next year, the cost of this project in the future will continue to rise. The committee's goal over the next 6-12 months is to determine if this cost is reasonable, or can be reduced before asking property owners to consider the conversion.

You will have the opportunity in 2007 to decide for yourselves, and our BSL community.

Remember, local Realtors advise that property in Burnt Store Lakes, whether developed or undeveloped, will command a higher resale on the basis of underground utilities.

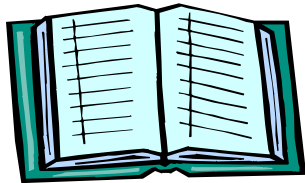


LICENSE PLATES

Plates are available in the office, and at the monthly Board meetings, for a cost of \$5.00 each.

COMMUNITY DIRECTORY

The July 2006 edition of the BSLPOA Community Telephone and Email Directory is now available. Supplies are limited, so please, only one copy per household.



?? CHANGE OF ADDRESS ??

Please provide us with your change of address, email and telephone information as soon as you have it available so that we may make appropriate changes and keep our records up to date. 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 liens.

BSL PROPERTY OWNERS 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 catered by Pedro's Hog Roast & Buffet at noon following the meeting.

At the June 6, 2006 Board of Directors meeting, the NOMINATING COMMITTEE was appointed. It is now time to consider if you would like to serve on one of four (4) open Board of Director positions up for election this year. 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



Thank you to all property owners for submitting your rental registrations! The occupants are now able to receive newsletters and other community information and we are happy to welcome new residents to our community.

As a reminder, maintenance of the property and adherence to the deed restrictions is the responsibility of the property owners.

Board of Directors



MORE ABOUT THE

ANNUAL DINNER DANCE &

This year's Annual Dinner Dance will be held at Heron's Glen Golf & Country Club, located at 2250 Avenida Del Vera in N. Fort Myers. This Club offers a lovely spacious dining and dancing area. Relax with your friends while qualified staff bring hors d'oeuvres and cocktails or your favorite beverage (*cash bar*). Your menu choices include Prime Rib and Grouper, as well as vegetarian options. Vegetables and dessert will accompany your meal.

Tables are reserved for eight. If you are planning to attend as a group, please assign a table "Captain" to collect money and food orders, and contact the BSLPOA office. All "singles" & couples will be accommodated and placed other tables of eight..

DANCING!

Background music is provided from 6:00 until after dinner, at which time, you will be enchanted by the musical duo "MC Squared". MC Squared has a terrific reputation in Charlotte County, and holds a wide ranging repertoire with music from every venue. You may contact the POA office for a listing. If you have suggested music for the evening, please let us know. Prepare to enjoy a wonderful evening of dining and best of all...dancing!

