



BURNT STORE LAKES

PROPERTY OWNERS ASSOCIATION, INC.

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QUARTERLY REVIEW

July, August, September 2006

PRESIDENT'S CORNER

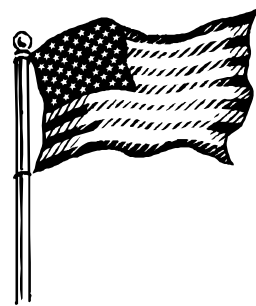
Welcome back to returning residents and fellow year-rounders. Once again it is the Fall season with pleasant temperatures and low humidity. By the time this Newsletter goes to press, our Annual Meeting will have taken place. Your Board of Directors has asked for everyone's opinions on three conceptual projects: a community center, a boat ramp, and underground electric in the form of a survey. The purpose of the survey was to clear up some rumors, and obtain feed back from property owners. Your thoughts and input are very important to the Board and this community. As only the preliminary results are reported later in this Newsletter, it is not too late to have your opinions counted in this poll. Send in your surveys, as everyone's thoughts matter.

Residential construction has slowed significantly; however, condominium projects are ongoing with a few in the permitting stage. The real estate market may determine how these projects will continue as planned. Our recreational path continues to be a work in progress as the summer rains slowed things down, yet it is anticipated that work should be completed by mid-November. The result will be an attractive

pathway from Burnt Store Road to Vincent Avenue for the safety of our walkers, joggers, and bikers.

Lastly, I would like to thank all property owners and the Board of Directors for the help and support I have been given during the past four years. As outgoing President, it has been a challenging and pleasant experience. Peg Varga is your new President, and I know that all of you will give her the same support as you gave me.

Ralph Spolzino, President



VICE PRESIDENT'S MESSAGE

This will be my last report as Vice President, having served on the Burnt Store Lakes Board

for four years. It has been an honor and a privilege to serve our Community. The new Board and new Vice President, Scott Pitsler, are very capable individuals. They bring a good base of experience to our community.

I would like to take this opportunity to reflect on a valuable asset for BSLPOA, our committees: Lakes, ARC, Long Range Planning, Beautification and Enhancement,

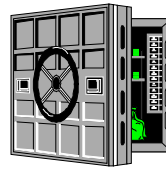
Mechanical & Maintenance, Safety & Security, and Neighborhood Watch; the residents serving on these committees contribute to BSL being an outstanding neighborhood, with top property values. All have made significant contributions such as pristine lakes, community safety, improved roads and a recreational path, landscaping around our entries, and addressing the drainage issues throughout. The ARC committee spends valuable time reviewing new and existing construction to help maintain community standards. In some cases, the ARC has caught County oversights such as set-back errors that could have been costly to homeowners.

Sandy and Celeste, our office staff, work to support our committees and the Board. The staff, covering the tenure of several Boards, has been able to give a historical perspective on the issues that are addressed.

SOUTH CHARLOTTE COUNTY COALITION

SCCC Activities: As A representative of the SCCC, I have tried to give a voice to the BSL concerns. Burnt Store Rd expansion issues in terms of infrastructure, population and safety have been voiced with the SCCC. As the population increases, I continue to voice relative concerns such as water and sewer. In addition to supplying services to the Burnt Store Marina complex, we will have Tern Bay and the Bonita Bay developments north, and east of Burnt Store Road. Water run off and drainage from these developments will be monitored as it impacts Burnt Store Lakes. The Notre Dame Fire Stations appears to be geographically placed such that could jeopardize timely runs to BSL in time of emergency. I continue to press for answers relative to our EMS service. We will continue to press for County assistance in all of these areas.

Jim Brown, Vice President



Treasurer

Fourth Quarter Report Fiscal Year 2005—2006

Ending September 30, 2006

September 30, 2006 concluded the fourth quarter of our fiscal year 2005-2006. Preliminary figures indicate that the Association ended the year with a small cash carryover. The actual amounts are determined after the accounts have been finalized by our accounting firm, Webb-Lorah & Co. The finalized 2005-2006 Financial Reports will be available upon request some time during November 2006.

The Association has an excellent assessment collection rate - over 98%! However good that rate sounds, we continually strive to achieve 100% collection. Each property owner is legally responsible for their Property Owners Association assessment. Un-paid balances added with the upcoming 2006-2007 assessment, and interest will be charged on unpaid balances. Those balances will be liened to insure receipt of payment. Late charges on unpaid new fiscal year assessments will begin on January 1, 2007.

Peg Varga, Treasurer



COMMITTEE REPORTS

BEAUTIFICATION

The permits for completions of the roundabouts were finally obtained. Coordinating efforts have begun to schedule the "boring" for installation of water and electricity, in preparation for landscaping. In order to broaden the scope of their abilities, the re-

named "Beautification and Community Enhancement Committee will further focus on park expansion (to include additional seating and handicap accessibility), and other improvements throughout the community. We all look forward to their winter holiday decorations at our entrances.

Rob Hancik, Director



ARCHITECTURAL REVIEW

New Home Construction has slowed considerably since this time last year. Presently we have approximately 60 homes under construction and nearing completion. There are 7 multi-family projects either planned conceptually or underway, with one 8 unit project completed on Boca Vista Road. We have 480 completed single family residences which brings our community to 24% build-out.



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 applica-

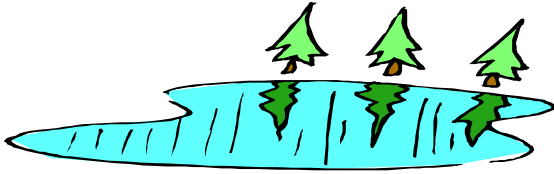
tion packet, with fee enclosed and along with a Certified Copy of the Boundary and Topographical Survey showing the location of the house (and pool) on the lot including the front, rear and side setbacks and pertinent dimensions and finished floor elevation. The setbacks are measured from the closest 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





LAKES

We have replaced 4 additional aerators during the past few months. Pelican Lake, Eagle Lake, Heron Lake, and Osprey lake all have new 1 h.p. piston pumps installed. Further, the Charlotte County Extension office completed their survey of midge larvae density on Eagle & Heron Lakes. As a result of their study, a misting treatment was started in early October under the supervision of Ginny Day, Biologist for Charlotte County Extensions Services. They will continue through January 2007.

If you have any questions about the lakes, or wish to offer suggestions, please contact Scottie Pitser at 833-3303 or 661-7450.
Scottie Pitser, Chair



DRAINAGE & MAINTENANCE

Many drainage areas were addressed this past fiscal year. The BSLPOA office is compiling a list of additional drainage problem areas that will be addressed in the new fiscal year. If you know of an area of concern, please contact the office for consideration. Diseased trees (pine beetle) in greenbelts will be looked at for possible removal. Additionally, there are still some downed and damaged trees from Hurricane Charley that need to be removed. Please call the office if there is an area of greenbelt near your home or lot that needs attention.

The Brazilian Pepper Tree removal team, led by Dale DeKraker, is still active with the assistance of Scott Tucker. More volunteers are needed specifically to aid in clearing of debris in the Bear Branch Creek area behind San Ciprian Rd. This important waterway from Cape Horn near Eagle Lake was not sufficiently cleared of hurricane debris due to limited accessibility. Please call Dave Chilcote at 637-0138 or the office to say that you will join the volunteer efforts to clear this area.



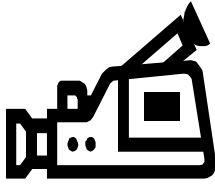
SAFETY & SECURITY

BSL is a beautiful community with wide open spaces where one can still enjoy the natural wonders of Florida. The same openness, however, makes us a target for thieves. Particularly attractive to them are the new homes with new appliances, and homes that have been shuttered during the summer months. Shutters that help protect us from the scourge of hurricanes, also attract the attention of thieves. Monitored burglar alarms are highly recommended for vacant homes.

Increased police patrol, an active Neighborhood Watch program, and a lower level of construction activity seem to have contributed to a declining rate of burglaries. The real test will come next summer.

Because of the numerous entries to the subdivision, and the fact that our roads are owned by the County, security gates are not logistically or a financially feasible option.





A more efficient long term solution is the introduction of 24/7 video surveillance systems located at the entrances and key intersections within the subdivision. This option is being explored, yet there are considerations that remain, such as property owner input, law enforcement regulations, privacy issues, and long term cost and maintenance.

Rom Mattesich, Chair

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 Waiver form requesting temporary permission to have a trailer, motor home, boat, etc. parked in your driveway overnight or for a few days.



COMMUNITY STANDARDS

The Community Standards Committee has experienced an increase in the number of For Sale and For Rent signs that exceed the allowable size in accordance with deed restrictions. The maximum allowable size for signs is not to exceed 6"X8". Please inform your Realtor that while an "info-tube" is acceptable, separate "info-boxes" will be removed. Residents who place "For Sale" signs in a window, will be asked to remove them. The Committee, and your Board of Directors appreciate your cooperation in deed restriction compliance.



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.

Ralph Spolzino, Chair

COMMUNITY AFFAIRS



LICENSE PLATES are available at the office for a cost of \$5.00 each.

Community Directories are available at the office free of charge. If you would like to be included, or have a change of address, please contact the office. The Directories are re-printed each year for distribution in July.

We all save when the office has the correct address when mailing information such as Newsletters and assessment billing.

Call 941.639.5881

or email

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.

Water Restrictions



Yes, we are beginning the "dry season" in Florida. This means that Charlotte County imposed WATER RESTRICTIONS are in place. You are limited to watering twice a week—whether you utilize the public utilities or a lake for irrigation purposes. PLEASE ADHERE TO THESE RESTRICTIONS. You may be subject to a Charlotte County fine if found to be in violation.

DOG WALKERS

Please be considerate of your neighbors!!



The office is receiving calls about inappropriate "non" disposal. Carry your "poop & scoop" supplies when your dog takes you out, so that you may dispose of waste properly. We remind everyone that Charlotte County has a "Leash Law". Animal control may be reached at 764-4320.



DINNER DANCE

The Annual Dinner Dance is planned for Saturday December 2, 2006. You'll enjoy fine food and dance music in the beautiful atmosphere of Heron's Glen. Invitations were given at the Annual Meeting, and more were sent via post. Please call the POA office to inquire if you did not receive yours...we will make sure that you do! Tickets are priced at \$48.00 per person and include appetizers, your choice of Prime Rib or Grouper, salad & vegetable, rolls, dessert & coffee or tea. A cash bar is available. Live music this year is performed by MC Squared.



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.

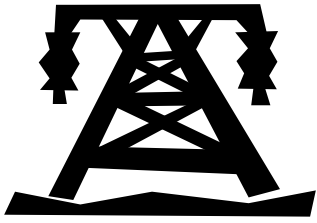
Board of Directors



OFFICE HOURS
10:00 AM—3:00 PM

The Association would appreciate calls or visits between the hours of 10:00 am and 3:00 pm Monday through Friday. These hours will increase productivity for the office staff between the hours of 9:00 and 10:00 am as well as 3:00 and 5:00 pm. Thank you.

Board of Directors



Underground Electric

The cost of this project is the biggest concern. A task force was formed to determine the cost and technical feasibility of converting our development to underground electric delivery. The task force met with Florida Power & Light and received an approximate, per lot cost of \$3,800.00. Prior to entering any agreement, a better understanding of the project must be obtained. The POA will not fund underground electric delivery through the budget or special assessment. The POA does not have utility rights. The Board acts only as facilitator with the task force to research the feasibility of the project. Preliminary results for support of this project are printed under the Annual Meeting heading.



Boat Ramp

The proposed concept of a boat ramp in burnt Store Lakes remains in the conceptual stage as the task force awaits response bids for engineering and cost estimates. Please note that this project will be self-funded through usage fees and not BSLPOA funds.

ANNUAL MEETING 2006

On Saturday, October 14, 2006, the membership approved the new Budget for the fiscal year October 1, 2006 through September 30, 2007. The new assessment rate is \$250.00 per year. Invoices were mailed October 18, 2006 and are due upon receipt.. Late fees commence January 1, 2007.

As a result of the re-organizational meeting held immediately following the Annual Meeting, our Board of Directors is as follows:

- Peg Varga, President
- Scott Pitser, Vice-President
- Bill Fruit, Treasurer
- Rob Hancik, At Large
- Sean Howard, At Large
- Dave (Doc) Chilcote, At Large
- Steve Steidel, At Large

The Directors' areas of responsibility will be posted at a later date on the BSLPOA website and community kiosk on Cape Horn Blvd.

The Opinion Poll results showed that of 2,040 lots, 225 polls were returned representing only 9% of voters. The preliminary results are as follows:

	<u>Yes</u>	<u>No</u>
Chge DR/By Laws	170	43
Build a Comm. Ctr	105	107
Build a Boat Ramp?	144	76
Boat Ramp Usage Fee	138	81
Support Under. Electric	136	75
Willing to Cost Share	104	109

Once all of the opinions are totaled, they will be made available to the membership. Should you still have your opinion survey, please submit the form to the POA office. It is not yet too late to let your voice be heard.