

# PIE Annual Membership Meeting 2026 Minutes

## **Call Meeting to Order by President - Amy**

- Jan 3rd, 2026, Meeting started at 10:15am

## **Establish a Quorum - Amy**

- Quorum was confirmed

## **Approval of Minutes for 2025 Annual Meeting**

- Amy made a motion to approve last year's minutes
- Motion approved by membership

## **President's Report - Amy**

- Been on the board for 3 years and President for 1 year
- Recap of storms in 2024 and none in 2025
- Appreciation for Buzz and Kelly Enterprises who maintain our roads
- Thanked Action Committee for hard work on Sewer, HB4077, and Neighborhood Plan
- Introduction of current board members
  - Amy McCully - President
  - Linda Cotheman - VP
  - Deb Knighten - Treasurer
  - Ember Harker - Secretary
  - Georgiana Sinnet
  - Kelly Lube
  - Suzanne Stubbs
  - Mic McCully
  - Kenya Leonard
- Thank you to the membership

## **Treasurer's Report - Deb**

- Income and expenses related to Action Fund - current balance \$14k
- Income and Expenses related to Operating Fund - current balance \$5k
  - Largest expense was liability insurance
  - Unexpected expenses related to hurricane damage to beach accesses
- Income and Expenses related to Scholarship Fund - current balance \$9k
- 2026 Annual Budget
  - We voted to balance it by both raising annual membership dues \$10 to \$60 per member household and using some of our reserves in savings
- See attached Treasurer's Report

## Committee Reports:

- **Action Committee**

- **Sewer** - Linda

- On May 20, 2025 the proposed sewer application was denied.
    - HB 4077 and Neighborhood Plan are both intended to help prevent the sewer issue from coming back.

- **House Bill 4077** - Linda

- PIE Action originally worked with Danny Nix but there were some glitches.
    - PIE Action later met with Bill Truex. He was receptive and things are continuing to move forward.

- **Neighborhood Plan** - Meryl

- See attached handout of the Neighborhood Plan Outline
    - This has been in the works for 5 years and there's been some delays along the way. To address this confusion, a history was given.
      - Originally, Bill Truex said we would need an engineering firm and could fund the project via the Roads & Bridges (R&B) Committee. R&B worked on it for years. It took a long time because the R&B only meets quarterly and they had to put it out for bid twice due to the low budget in the first round. Once everything was ready to go, they were told they couldn't use the R&B budget.
      - PIE Action then met with Bill Truex who said the County would provide county staff support. PIE Action started working on the plan, updating it from 20 years ago.
    - PIE Action asked for additional support from the County to help facilitate public town hall meetings to solicit feedback from the community. The County declined. The County is willing to review the plan but not help with development.
    - So why do we still want to do this? Because it will help preserve our island and lifestyle as well as protect against sewer or unwanted development. It's important to note that the neighborhood plan does NOT contain any more restrictions than what we have in place now.
    - Clarification was added that the neighborhood plan is similar but significantly more detailed than HB4077.
    - Today, PIE Action is ready to finish updating the plan and will arrange for participation and feedback from the community.
    - Meryl asked the membership for a show of hands indicating they still wanted the neighborhood plan. Nearly everyone raised their hands. When asked if anyone did not want to move forward with the neighborhood plan, no one raised their hand.

- **Freedom Transit** - Ember (reference handout and map)

- See attached handouts (2).

- One is a map showing the proposed on-island ferry location, proximity to residential homes, and the curve in the road at 100 Kettle Harbor Drive.
    - The other is a one page handout that explains what we know so far, what PIE is doing and our position, and what residents can do.
  - Ember walked the membership through these handouts.
  - She also added that the Roads & Bridges Committee had officially voted to oppose this location and had shared this information with WCIND.
  - Bocilla Islands Conservancy, who currently maintains this lot for the WCIND, also plans to write a letter to oppose this location.
  - At the bottom of the handout there's a URL to view PIE's full letter and attachments that was sent to the WCIND and Charlotte County Commissioners.
  - Robin Madden asked to speak. She conveyed that she spoke with Commissioner Christopher Constance from Charlotte County this morning. He said he was not able to attend the meeting but asked her to share that he would be voting against this location.
- **Communications - Ember**
    - 2025
      - We launched a new logo, brand and website last year.
      - We have increased our presence via email and Facebook.
      - We purchased several large, reusable, poster signs that are being used around the island to promote events.
    - 2026
      - We plan to introduce text alerts for members only. She asked that people keep an eye out for when they are able to opt-in.
      - We plan to add a traffic cam to show when there is a backup to get off the island. It was noted that this camera will not show the actual ferry, will not be looking at people directly waiting for the ferry, but rather will be further back on the road where you can see if there's more than about 2 ferry loads waiting to cross, meaning a ~45minute wait when one ferry is running. Also, it is likely to be a still image rather than live stream video.
  - **Info Central - Susanne**
    - Reviewed InfoCentral meetings are informative meetings with time sensitive and / or island specific topics often with guest speakers.
    - 2025 hosted three InfoCentral events
      - February: The Stop the Clock - we reviewed district act
      - April: Kid's Fire Brigade Fun Day - hands on interactive event with the EMS and firefighters
      - September: Talking with Truex - Conversation with Commissioner Bill Truex on all issues related to Charlotte County and the island.
    - There are no InfoCentrals planned for 2026 at this time

- **Social - Kelly**

- Recap of the 10 events that happened in 2025. Highlights included:
  - Turkey Trot had over 100 participants.
  - Drum Circle Memorial Weekend was a new event and well attended.
  - Sand Castle Contest had a rain delay but had amazing results and the PIE eating contest was a hit.
  - Trunk or Treat was made extra special when the fire station team showed up. Golf cart decorations and costumes were very creative.
  - Easter Scavenger Hunt had over 50 kids and grandkids. Many were the same as previous years.
  - Donuts with Santa once again had tropical santa who has generously donated his time to attend the last two years
- Event attendance breakdown demographics -
  - Most people who attend our events are full time residents or friends and families of residents. There are very few renters who attend, although the renters who do come have often been coming to the island for years.
- 2026 events
  - Next event is Palm Palooza with musician Shindig
- Kelly plans to step down after this year and is looking for a replacement

- **Island Updates - Linda**

- **Roads & Bridges MSBU**
  - Speed limit reduced island wide (it was a 2-3 year project)
    - 20mph on paved roads
    - 15mph on sand roads
  - Erosion near the bridges and ferry garden have been addressed and are continuing to be addressed by the County
  - The pothole on the Kosinski bridge has an active work order for it
  - The second Right-of-Way meeting is scheduled for January 14th at 5pm at the fire house
  - Buzz and Kelley Enterprises was awarded a new contract to continue road grading
- **Barrier Island Fire District MSBU**
  - New fire equipment has been budgeted
  - Firemen and women are now on rotation now every 2-3 months so more can experience the unique situation of working on the island
- **Community Liaison**
  - They are updating software and we hope to have a new report from Deputy Billy
- **General**

- All beach access signs have been replaced except #3. We are continuing to update these and add walkway borders
- We held several island wide cleanups in 2025 in partnership with Bocilla Islands Conservancy. We filled 4-5 dumpsters that were donated by Waste Management.
- Beach renourishment and dune restoration scheduled for November 2026 but they are still working on funding. This puts it right after sea turtle nesting season.
- Bocilla Lagoon dredging - most of the engineering has been done and they are working on funding. They hope to go at the same time as the beach renourishment. They only plan to dredge the channel, not the whole lagoon. They may look at dredging the entire lagoon but it would have different funding.
- 389 Iguanas were removed from the island in 2025. Most (167) come from the resort. We need more signed permissions for each household in order for the iguana hunters to access private property. (form on website)

- **Membership - Georgiana**

- 2025 - We budgeted for 250 member households in 2025, but only had 206. The reasons for decline are mostly related to houses being sold due to hurricanes.
  - There are currently 81 properties for sale on the island - which is an unprecedented number for our island
- 2026 - Increase in dues & new initiatives
  - Member's only party
  - Text notifications
  - Traffic cam
- Member Packet - We ran out of packets. If you need one talk to George after the meeting.
- We create a new PIES membership for \$40 for people who are not homeowners but come here to visit regularly and would like to support PIE.

- **Scholarship - Kelly**

- The scholarship committee aims to get our kids involved in our community through volunteering around the island. We only have a few kids here and want to engage with each.
  - Membership dues do not pay this fund. This fund is made through fundraising such as Turkey Trot this year that raised \$1000.
- 2025 winner Hunter Barrett-Smith - starting at FAU this year
- 2026 winner Jett Parrish - possibly attending Emory Riddle with aspirations to become a pilot
- Elliot is a new highschooler this year. He is currently an 11th grader. His parents decided to move full time to their vacation home. We hope to engage with him soon.
- Younger kids, Lily and Teaghan are growing herb gardens at their properties.

### **Member Comments and Concerns**

- Candy Cohen gave Friday, March 6th as the date for the 8th annual Parkinson's concert.

### **Adjournment - Amy**

- Invited everyone to the next monthly board meeting on January 12th at 5pm at her home at 61 Kettle Harbor Dr.
  - Amy made a motion to conclude the meeting at 11:06 am. All were in favor. No one opposed.
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### **Attachments:**

1. Treasurer's Report - [Available here >](#)
2. Neighborhood Plan Outline
3. Freedom Transit map showing the proposed on island ferry location, proximity to residential homes, and the curve in the road at that 100 Kettle Harbor Drive.
4. Freedom Transit sheet that explains what we know so far, what PIE is doing and our position, and what residents can do.

## **Attachment 2: Neighborhood Plan Outline**

### **Chapter 1: Land Use**

- 1.1: The Principal Land Use Regulatory Elements (Zoning Code/FLUM/BBIO)
- 1.2: Non-conformities and the 50% Rule
- 1.3: Other Regulatory Elements
- 1.4: Build-out and Zoning Codes
- 1.5: Preservation of Green Space
- 1.6: Commercial Development and Home Businesses
- 1.7: Short-Term Rental of Residential Dwelling Units

### **Chapter 2: Environmental**

- 2.1: Preservation of Wildlife
- 2.2: Preservation of Habitat
- 2.3: Preservation of Water Quality

### **Chapter 3: Navigation and Coastal**

- 3.1: The Waterways
- 3.2: The Beaches

### **Chapter 4: Infrastructure**

- 4.1: Transportation to and from the Island
- 4.2: Transportation on the Island
- 4.3: Water and Wastewater
- 4.4: Other Infrastructural Elements/Services to the Community

### **Chapter 5: Fire, EMS and Disaster Planning**

- 5.1: Fire and Emergency Medical Services
- 5.2: Hurricane Evacuation and Disaster Planning

### **Chapter 6: Enforcement of Regulations**

- 6.1 Presence
- 6.2 Priorities
- 6.3 Awareness

### **Chapter 7: The Future of the Island**

### Attachment 3: Freedom Transit map





## **Attachment 4: PIE Action - Proposed Freedom Transit Ferry**

### **What We Know So Far**

Freedom Transit has not provided a business plan, operational plan, traffic or safety analysis, or environmental review. Here is the information we do have:

- Two public Facebook posts from August outlining a proposed ferry concept
- Meeting notes from a recent WCIND meeting where a long-term lease for an on-island ferry landing at 100 Kettle Harbor Drive was discussed
- The formation of Freedom Transit as a for-profit LLC

### **What Palm Island Estates (PIE) Is Doing**

PIE is requesting a pause on any action related to the proposed Freedom Transit ferry from both the West Coast Inland Navigation District (WCIND) and Charlotte County Commissioners.

While PIE is not taking a position for or against a second ferry service at this time:

- We feel island residents have not been provided sufficient information to determine whether a second ferry service is desired or in the community's best interest.
- We are opposed to moving forward without transparency, community engagement, and a complete business and operational plan shared with island residents.
- We believe the proposed location for a ferry landing at 100 Kettle Harbor Drive is fundamentally inappropriate due to:
  - Its immediate proximity to homes
  - Inadequate on-site capacity that could force vehicles onto the road
  - Serious traffic safety risks at a narrow, blind corner on Kettle Harbor Drive

### **What You Can Do:**

Island residents are encouraged to express concerns about the proposed ferry landing or the proposal moving forward without adequate information.

#### **1. Attend the upcoming WCIND meeting**

The proposed lease is expected to be discussed January 23rd at 10am at the Venice Police Station located at 1575 E. Venice Avenue, Venice, FL.

#### **2. Write the WCIND Commissioners**

- Christopher Constance – [Chris.Constance@CharlotteCountyFL.gov](mailto:Chris.Constance@CharlotteCountyFL.gov)
- Ron Cutsinger – [rcutsinger@scgov.net](mailto:rcutsinger@scgov.net)
- Jason Bearden – [jason.bearden@mymanatee.org](mailto:jason.bearden@mymanatee.org)
- Kevin Ruane – [dist1@leegov.com](mailto:dist1@leegov.com)

### **Visit [palmislandestates.org/freedom-transit](http://palmislandestates.org/freedom-transit) to:**

- Read the full letter from Palm Island Estates
- View supporting maps, distance comparisons, and documentation
- Get an editable list of emails you can copy and paste to write your letter