

Dec Minutes 2025 - Meeting Notes for Palm Island Estates (PIE) Board of Directors

The meeting took place Dec 8, 2025. It started at 5:00pm and adjourned at 6:54pm.

In Attendance:

- Amy McCully - attended in person
- Linda Cotherman - attended in person
- Deb Knighten - attended in person
- Kelly Lube - attended in person 5:02
- Ember Harker - attended in person
- Susanne Stubbs - attended in person
- George Sinnett - attended in person
- Mic McCully - excused
- Kenya Leonard - attended in person

Guests:

- Lindsay Yates
- John Goranson

Recording Secretary - Ember Harker

- November Minutes - approved
- *ACTION: Ember to post last month's minutes to the website*

Corresponding Secretary - Kelly Lube

- 2 annual meeting proxies have come in
- 4 dues paid for 2026

Treasurer - Deb Knighten

- Planning to move to QuickBooks Pay with auto-pay
- Small income increase sent out prior to meeting
 - Treasurer's report for approved for information

Administrative - Deb Knighten

- Insurance Policy is coming due in mid-February
- *ACTION: Deb to review policy to look for reduced cost and renewal*

Committee Reports

Action - Linda Cotherman

- Neighborhood plan is still moving forward

Island Updates - Linda Cotherman

- Panama blvd was paved. One trailer with a golf cart was moved into the grass
- County filled a hole by the little bridge
- County added fill and rip rap by the ferry / flagpole garden
- We are alerting the county again to the hole on Kazinski bridge
- Jan 14th 2026, Charlotte County Right of Way Public Input Meeting scheduled for 5pm at the Firehouse
 - *Action: Ember to add to the website*
- Iguana control would like more forms to be able to access private property
 - *Action: Amy to print homeowner form and bring them to the annual meeting*

Community Liaison - Linda Cotherman

- WCIND lease was not signed and they recommended the lemon bay lane 26 acres lot.

Social - Kelly Lube

- Turkey Trot went well. Over 100 people participated in the race. We raised over \$1000 for the PIE scholarship.
- "Donuts with Santa" is coming up. We'd like to encourage adults to come.
 - *Action: Ember to put together an email blast and social posts (note that it's not just for kids)*
- Caroling event to be in front of Deb's house. We have custom songs with island lyrics. There's a snow machine. Hot dogs. Fireplace with Smores.
 - Concern was raised about religious elements of the event not being aligned with PIE's mission. The social committee will adjust accordingly.

Info Central - Susanne Stubbs

- Nothing planned, but should look for something in February
- We need to find someone to run InfoCentrals for next year
 - *Action: Invite Kevin Stevens from Freedom Transit if he'd like to be part of one*

Scholarship - Kelly Lube

- Raised \$1000 for fund at Turkey Trot
- Considering check presentation for Jet at Palm Palooza
- Thinking of a photo cutout so he can still be in the parade

Membership - George Sinnett

- Presented membership packet
 - *Action: Entire board to provide feedback to George by the 17th*
 - *Action: Ember to work with George to format it*
- 2025 had 206 total member households
- Real Estate Availability: 30 single family homes, 32 condos, 1 under contract
 - As new people buy homes, we contact them with a welcome packet

Communications - Ember Harker

- Website: No major updates
- Text Messaging:
- Ferry Cam:

Nominating - Suzanne Stubbs

- Suzanne nominated Kenya Leonard for a 90 day trial
 - Board voted unanimously in favor

Old Business

- **Committee Chair Notes for Annual Meeting**
 - *Action: Due immediately to Deb*

New Business

- **PIE Members Borrow Program**
 - Website page with the tables and chairs we have available
 - Low tech solution with form that creates email to Linda
 - Google Sheet for keeping track
 - Need a stencil made of logo
 - To be spray painted on by scholarship kids

Comments from Guests

- Lindsay & John attended to discuss the proposed location of the Freedom Transit
 - The proposed location is at 100 Kettle Harbor which is a WCIND lot that they had been told would never be built on.
 - This would mean the traffic to the new ferry landing would go within 20' from Lindsay and John's house.
 - On North Gulf, the closest house is 670' from barge landing. On this ferry it would be 20'
 - This location is a blind corner, our shell roads are not meant for high volume commercial traffic.

- Zoned residential
 - BBI zoning doesn't allow commercial operations
- They are concerned that this is being done without input from the community and homeowners
- In Aug, Freedom Transit was on the WCIND agenda with a proposal to use this lot. In November there was a lease agreement for 50 years for this property. Lindsay and John attended and Bill Truex expressed that this wasn't a good idea for the location - as this is a residential area.
 - Lindsay & John later met with Bill Truex.
 - WCIND has also suggested an alternative location for the ferry landing off Yacht Basin Dr.
- The commissioners deferred that this go on the January 2026 meeting (or February if it doesn't happen) for further discussion.
- PIE discussed as an organization that part of our responsibility is to provide information to the public, including the implications of the location.
 - Is it a non-profit, a for-profit?
 - Is it running 24 hours, what the noise implications