

Palmer Ranch Master Property Owners Association, Inc.
Board of Trustees Meeting
MINUTES
January 26, 2017

The meeting of the Board of Trustees of Palmer Ranch Master Property Owners association, Inc. was held January 26, 2017 at Covenant Life Presbyterian Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees Present: Bob Holzman, Cathy Leetzow, Claudia Brooks, Dick Beitel, Garry Wharton, Joel Schemmel, Lawrence Hall, Lee Katz, Nicholas Spina, Rob O'Connor and Sue Ambrecht.

Trustees Absent: Steve Anderson, Steve Jeantet and Peggy Wells.

Member representatives present: Diane Alfano of Arielle, Claudia Brooks of Deer Creek, Henry Warren of The Hamptons, Robert Stickney of Isles of Sarasota, Carol Auricchio or Mira Lago, Bob Holzman of Prestancia, Lori Blau of Palmer Square East, Albert Mauri of Palmer Club Condominium, Byron Masterson of Stonebridge, William Altman of Stoneybrook Golf & Country Club, Lee Katz of VillageWalk, Nicholas Spina of Wellington Chase and Sue Ambrecht of Palmer Park of Commerce.

Resident members attending were: Carol Greening of Palmer Square East, Sue Greenbaum of Palmer Square East, Fred Falkner of The Glenridge, Rick Noyes of Sandhill Preserve and Wayne Gold of Sandhill Preserve.

Palmer Ranch Master Association staff in attendance: Tracy Smith, Carrie Agosto and Steve Crowther.

CONVENE/CONFIRMATION OF QUORUM

Garry Wharton brought the meeting to order at 3:00pm following confirmation of a quorum.

MINUTES OF PREVIOUS MEETING

There being no changes or corrections, the minutes of the November 17, 2016 Meeting of the Board of Trustees were considered approved as distributed.

PRESIDENT'S REPORT

Garry Wharton provided an update that the County Commission approved our Palmer Ranch Community Center project on January 25th. The next step is to proceed with site and development permitting.

FINANCIAL REPORT

Tracy provided a recap of the unaudited financial statements for the period ending December 31, 2016

COMMITTEE/MANAGEMENT REPORTS

The following reports were distributed to board members prior to the meeting. Opportunity to ask questions and/or provide brief recap of each report was given.

- A. Management Report- comments provided by Tracy Smith
- B. Grounds Report- comments provided by Tracy Smith
- C. Advisory Committee- comments provided by Rob O'Connor
- D. Parks Committee- Comments provided by Fred Falkner
- E. Community Center Ad Hoc Team- comments provided by Garry Wharton
- F. Website/Communications Ad Hoc Team-comments provided by Tracy Smith
- G. Palmer Ranch Watershed/Natural Assets Team- formal report was presented by Ken Brinker.

OLD BUSINESS

- A. There was no old business to discuss.

NEW BUSINESS

- A. Nomination to the Board of Trustees – Recreational Trustee
Motion by Cathy Leetzow, second by Claudia Brooks, to appoint Aaron Herschberger, of Evalyn Sadlier Jones YMCA, as Recreational Trustee to the Board for the remainder of the term vacated by Laura Gilbert. Motion passed unanimously.

Laura Gilbert's letter of resignation from the board, dated November 22, 2016, filed for the record.

B. There was no other new business to discuss

COMMUNITY REPRESENTATIVES DISCUSSION

Community representative discussion included:

- **Status of the roundabout at Central Sarasota Parkway / Honore Avenue**
Staff relayed that the county had advised construction was expected to begin sometime in 2017 and would take approximately 6 months to complete.

- **Ridge Road Infill Project**
Staff relayed information provided to them on the proposed Ridge Road Infill Project being proposed within the boundaries of the Stonebridge community. The parcels proposed for development are not part of the Palmer Ranch DRI, therefore would not be part of the Master Association.

- **Community Center Report**
Staff was asked to have a full report of the community center project available at the Annual Members Meeting coming up in March. Representatives would like to know the monies spent and committed for the project.

2017 MEETING SCHEDULE

The following is the meeting schedule for the remainder of the 2017 calendar year. All meetings will be held at Covenant Life Church, 8490 McIntosh Road, Sarasota, FL.

- Annual Members Meeting / Organizational Meeting of the Board - Thursday, March 23 – 3pm
- Board Meeting – Thursday, May 18th – 3pm
- Board Meeting – July 27th – 3pm
- Board Meeting – September 28th – 3pm
- Board Meeting – November 16th – 3pm

ADJOURN

Motion by Lee Katz, second by Cathy Leetzow, to adjourn the meeting as there was no further business to discuss. The meeting adjourned at 3:58pm.

Respectfully submitted,

Lee Katz
Secretary