

**Palmer Ranch Master Property Owners Association, Inc.**  
**Board of Trustees Meeting**  
**MINUTES**  
**May 18, 2017**

A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held May 18, 2017, at Covenant Life Presbyterian Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Sue Ambrecht, Garry Wharton, Claudia Brooks, Rob O'Connor, Nicholas Spina, Lee Katz, Steve Jeantet, Dick Beitel, Joel Schemmel, Cathy Leetzow and Kathrin Harris.

Trustees absent: Bob Holzman, Peggy Wells, Steve Anderson and Aaron Herschberger

Representatives present: Claudia Brooks of Deer Creek, Wayne Gold of Sandhill Preserve, Al Gryczka of Vineyards at Silver Oak, Henry Warren of The Hamptons, Steven Bush of Marbella, Carol Auricchio of Mira Lago, Roger Stephenson of VillageWalk, Sue Ambrecht of Palmer Park of Commerce and Steve Jeantet of Covenant Life Church.

Members present: John Murtha of Stonebridge, Ed Katchur of Stonebridge and Larry Hall of Cobblestone.

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

**Convene/confirmation of Quorum**

Rob O'Connor, President, brought the meeting to order at 3:00pm, following confirmation of a quorum.

**Minutes of previous meeting**

There being no changes or additions to the minutes of the Organizational Meeting of the Board of Trustees of March 23, 2017, they were considered approved as distributed

**FINANCIAL REPORT**

Tracy provided a recap of the financial statements for the period ending April 30, 2017

**President's Report**

Rob gave a presentation on the short and long range goals of the following: Management, Grounds Management, Advisory Committee, Parks Committee, Community Center, Community Relations and Natural Assets.

**Community Representatives**

Mr. Katchur of Stonebridge discussed a pending residential development known as the Ridge Road Infill project. Though the project is adjacent to the Stonebridge community, this project is not located on land that is part of Palmer Ranch.

**Committee/Management Reports**

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

- A. Management Report - comments provided by Tracy Smith
- B. Grounds Report - comments provided by Tracy Smith
- C. Advisory Committee - comments provided by Dick Beitel
- D. Community Center Ad Hoc Team - comments provided by Garry Wharton

E. Community Relations Committee - comments provided by Rob O'Connor

F. Palmer Ranch Watershed/Natural Assets Committee - comments provided by Rob O'Connor

### **Old Business**

There was no old business to discuss.

Personnel matters are considered in a closed setting. Rob O'Connor recessed the meeting so that Community Representatives, and management staff, may exit the room.

### **New Business**

A. Manager's employment agreement

Motion by Garry Wharton, seconded by Nicholas Spina, that the form of employment agreement, which is attached to and made a part of, this motion be approved and that, upon the expiration of the current employment agreement, by and between Palmer Ranch Master Property Owners Association, Inc., ("Association") and Tracy Smith, the Association enter into a new employment agreement with Tracy Smith utilizing the form of employment agreement, as approved by the Board of Trustees. Motion passed unanimously.

Rob then asked staff and remaining Community Representatives, if any, to rejoin the meeting.

B. Other

There was no other new business to discuss.

### **Meeting Schedule**

The following board meetings will be held at Covenant Life Church, 8490 McIntosh Road, Sarasota: Thursday, July 27th- 3pm; Thursday, September 28th- 3pm; Thursday, November 16th- 3pm

### **Adjourn**

Motion by Rob O'Connor, second by Claudia Brooks, to adjourn the meeting. There being no further business to discuss, the meeting was adjourned at 4:25pm.

Respectfully submitted,

Leatrice Katz  
Secretary