

***Palmer Ranch Master Property Owners Association, Inc.***  
**Meeting of the Board of Trustees**  
**MINUTES (APPROVED)**  
**August 28, 2014**

**Trustees Attended, Palmer Ranch Master Association (PRMA):** Fred Amazon, Sue Ambrecht, Steve Anderson, Fred Falkner, Laura Gilbert, Bob Holzman, Lee Katz, Cathy Leetzow, Bob Mills, Rob O'Connor, Russell Seifert, Barbara Tierney, and Garry Wharton.

Trustees absent: Kathrin Harris, Steve Jeantet

**PRMA Staff Attended:** Rick Barth, Tracy Smith, and Marianne Swan.

**Resident Members Attended:** Franklin Craft, VillageWalk; Tom Moses, The Hamptons; Don McKee, Marbella; Jackie Pillsbury, Glenridge Advisory Council; Carol Vartanian, Stonebridge; Dave Watts, Huntington Pointe.

**I. Convene/Quorum – 3:00 P.M.**

**Rob O'Connor**, President, called the meeting to order at 3:00 P.M. Quorum was declared. Rob O'Connor asked the community representatives to introduce themselves to the group: Franklin Craft, VillageWalk; Tom Moses, The Hamptons, Don McKee, Marbella; Jackie Pillsbury, Glenridge Advisory Council; Carol Vartanian, Stonebridge; Dave Watts, Huntington Pointe.

**II. Minutes of previous meeting:**

Meeting of the Board of Trustees – July 24, 2014:

**Motion by Rob O'Connor; 2<sup>nd</sup> Garry Wharton; to accept the minutes of the Meeting of the Board of Trustees, Palmer Ranch Master Association (PRMA) – July 24, 2014 as presented. Motion passed unanimously.**

- III. President's Report: Rob O'Connor:** Rob introduced Tracy Smith, who distributed the introductory letter to the Trustees and the 2015 Draft budget with financial excel sheets for the Trustees to review for the September 25, 2014 PRMA Trustee Meeting. Rob noted the increased income in the form of assessments from new communities: Arbor Lakes, Sandhill Preserve and Cobblestone, creating 797 new homes. Rob thanked Tracy and Rick for their diligence in holding our contractors to the work and schedule specifications required of them. Rob explained that there would be additional communities included in the Palmer Ranch Master Association that will require a DRI amendment. In all, there could be as much as a 20% increase in the number of new homes over the next 6 to 8 years.

Russ Seifert inquired about the approval process for expanding Palmer Ranch Master Association communities. Tracy and Rick explained that the State of Florida, Southwest Florida Regional Planning Council, and Sarasota County are all part of the process.

Regarding the intersection of Central Sarasota Pkwy and Honore Ave, Rob reported that, according to Sarasota County officials, there would be a "round-about" installed at that intersection.

Rob invited input from the Trustees at today's meeting about developing a process for PRMA Trustee involvement in PRMA affairs, projects, and active communication with community members. A number of Trustees commented that shared participation in the PRMA board process would be positive. Rob asked the Trustees to consider defining an organizational process at the September PRMA Meeting.

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- IV. Board Orientation: Tracy Smith:** Tracy conducted part two of the PRMPOA board orientation with handouts and descriptive information for the Trustees. She did a comprehensive review of DRP's, IDO's, and Master Association Document references (WHAT, WHO, and HOW). Tracy also included MDO (Master Development Order) maps of Palmer Ranch along with a Palmer Ranch Special Edition document that included parks, events, and the Legacy Trail. (Attachment A).
- V. Financial Report: Bob Mills:** Financial Statement for period ending July 31, 2014: Bob Mills reviewed the financial statement of 7/31/14 and reported that all is in order regarding bank reconciliation processes. To date, PRMA is \$119,894.48 to the good. (Attachment B)
- VI. Committee/Management Reports:**
- A. Management Report: Tracy Smith presented the PRMPOA, Inc., Management Report and reviewed details in the report. (Attachment C). Question raised by Cathy Leetzow: When will Route 681 be a full interchange with I-75? Answer. Not known at this time.
- B. Grounds Report: Rick Barth reviewed the Grounds Management Report. (Attachment D). Question raised: How to handle dying slash pines in communities. A. If slash pines are adjacent to each other, and dying, it is likely a wood-borer disease; remove these dead/dying adjacent slash pines as fast as you can. Rick offered to come to a community to look at the pines.
- C. Advisory Committee: Garry Wharton reported that he, Rob O'Connor and Tracy Smith met with Nora Patterson, Commissioner, regarding the Legacy Trail/Central Sarasota Pkwy (CSP) traffic issue. Option exists for a biker/person activated stop sign from the Trail that would be similar to the Siesta Key Pedestrian activated stop sign. The lights blink on the Stop sign when activated and drivers know to STOP. Garry will follow up with the new incoming Commissioner, Alan Maio. This could be a temporary measure until the Laurel Road biker activated equipment is available for possible use at the CSP and Legacy Trail intersection.
- Garry also addressed relocating the PVC fencing to NW Honore Avenue at Northridge Road.  
Motion by Garry Wharton, 2<sup>nd</sup> Steve Anderson, to approve the removal of PVC fencing along Parcels A2 & A6, on the west side McIntosh Road at the intersection with Sawyer Loop Road, for replacement at a vacant parcel, located at the northwest corner of Honore & Northridge. PVC fencing will be placed alongside the barbed wire fencing along Honore Avenue on the east side of the parcel and along the barbed wire fence on the Northridge Road on the south side of the parcel. Discussion. Motion passed unanimously. Note: this project will be completed at a cost not to exceed \$5713, per bid by Florida Fence, to be funded from the Property Enhancement operating budget account.
- D. Parks Committee: Bob Mills and Fred Falkner. Bob Mills thanked all the people who helped raise \$105 through Macy's "Shop for a Cause" coupons for Friends of Palmer Ranch Parks. Fred Falkner reported on the mortise fencing to prevent parking on the grass in the park during swim meets at the YMCA aquatic center and the efforts to improve the plantings with good results. Fred will continue to provide an update on volunteer efforts for improving Potter Park, and the Palmer Ranch Paw Park, among other Parks Committee concerns. [Attachments E (Mills), and Attachment F (Falkner)].

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**VII. Old Business: None**

**VIII. New Business**

- A. Entry Pavers – Central Sarasota Parkway / US 41: Motion for improvement of entry pavers: **Motion by Barbara Tierney, 2<sup>nd</sup> Garry Wharton, to authorize Tracy Smith, Community Manager, to sign Professional Services Agreement with Stantec, amount not to exceed \$15,000 for Central Sarasota Parkway at US 41 intersection improvements. Discussion. Motion passed unanimously.**

- B. Other: None

**IX. Community Representatives – Discussion:**

A. Jackie Pillsbury from Glenridge Advisory Council thanked the PRMA Trustees for their support of the reduced speed limit from 40 mph to 25 mph on Palmer Ranch Parkway East, as well as the request for a stop sign at the exit from Arbor Lakes, as sent in a letter from PRMPOA, Inc., to Sarasota County.

B. Franklin Craft, VillageWalk, distributed a handout presentation related to the variance approved by the Sarasota County Commission that was approved for Taylor Morrison to design one primary access road for a Palmer Ranch development (Arbor Lakes). Mr. Craft continues to be concerned about the effects of such a variance with a one road entrance and egress during emergency situations.

- X. Board of Trustees Meeting Schedule** – To be held at Covenant Life Presbyterian Church, 8490 McIntosh Road, convening at 3pm. Upcoming meetings: September 25, October 23, November 13, and December 18.

**XI. Adjourn:**

**Motion by Lee Katz, 2<sup>nd</sup> by Sue Ambrecht, to adjourn the meeting. Unanimous approval.**  
 Meeting adjourned at 5:00 PM.

Respectfully submitted,  
 Barbara Tierney, Secretary,  
 PRMA  
 September 2, 2014



# Palmer Ranch Master Property Owners Association, Inc.

## Meeting of the Board of Trustees

### MINUTES (APPROVED) August 28, 2014

### ATTACHMENT A



## PALMER RANCH

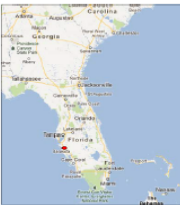
Palmer Ranch is a master-planned community in Sarasota, Florida. It includes a network of neighborhoods, shopping centers, retail establishments, and recreational properties. The approximately 5,000 acres are located in mid-Sarasota County bordered by Clark Road, Honora Avenue, Beneva Road, and Tamiami Trail. The location provides easy accessibility to top-rated schools, the interstate, airports, shopping, entertainment venues, sports facilities, golf courses, restaurants, and renowned beaches.

This property was at one time land owned and managed by Mrs. Bertha Potter Palmer in the early 1900's. Historical information is available in the on-site library housed at the offices of the Palmer Ranch Master Property Owners Association.

Today, the community of Palmer Ranch presents residents with a wide range of

lifestyle choices, from maintenance-free villas and condominiums to beautiful single family homes. The park like setting of the community surrounding the association neighborhoods is maintained by the Palmer Ranch Master Property Owners Association.

The Florida outdoors lifestyle is promoted by a web of sidewalks with park benches woven through the communities of Palmer Ranch allowing opportunities for walking, running, bicycling, hiking, and other nature studies. In addition, there are several Sarasota County Parks; the Legacy Trail, a 12 mile linear park trail great for bikes or jogging; Potter Park, Stoneybrook Nature Trail, and the newest park, Culverhouse Nature Park and Community Garden which opened in June 2013. (See page 4 for park locations and additional information.)



Palmer Ranch in Sarasota, Florida

#### CHARITABLE EVENTS ON PALMER RANCH

Palmer Ranch has developed a solid foundation for several charitable events that bring individuals, families, groups, and neighborhoods together. Sarasota Springfest 2014 will be the eighth annual family fun day of music, business expo, farmers' market, and children's activities, plus the 5K/10K runs on Sunday, March 1. This event consistently grows every year and now has an international exposure. Major sponsors, vendors, along with runners and guests come from the Palmer Ranch community.

The SAIL Half Marathon on Palmer Ranch to be held on Sunday, December 7, 2013, fall cousin to the spring run, is coordinated by and benefits the youth programs of the Sarasota County Sheriff's Office. This 13.1 mile run or 2-person relay is for the more serious athlete and one that has trained for the trail. The Palmer Ranch community course is a fast, flat course that is a marathon qualifier.

Other community supported events offered to members in the past include: Music On the Ranch and Community Day hosted by the Parks Committee in conjunction with other groups; and health related fundraising charity events including American Cancer Society Relay For Life and Jennifer Parker Foundation Walkathon, and sports related competitions, such as the Pan-American Masters' Championship and Birdies for the Brown, PGA charity event.



SPRINGFEST 2013 attendees

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- Karen Russell - Editor

### PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION SPECIAL EDITION 2013

## PARKS ON PALMER RANCH

**CULVERHOUSE NATURE PARK AND COMMUNITY GARDEN**  
*OPEN JUNE 2013*

Sarasota County accepted the donation of a conservation easement from Palmer Ranch Holdings. The conservation easement of Parcel B-10 is an 82-acre site located adjacent to the northern extent of the Legacy Trail. The conservation easement was donated for the purpose of preservation and protection of the property, allowing for outdoor recreation and educational opportunities consistent with the conservation purposes. Permitted uses include recreational improvements on a portion of the property and development of "Nature Park Facilities." Other permitted uses include agricultural uses, access roads, trails and parking areas.

**POTTER PARK**

Potter Park is a beautiful 37-acre neighborhood park conveniently located on Palmer Ranch. Potter Park is a neighbor to the Evelyn Sadler Jones YMCA and shares a unique partnership in that a variety of recreational opportunities are available in one location.

Panoramic pavilion with grill  
Larger grubs with grill  
Open-air picnic tables  
Shaded playground  
Outdoor basketball courts  
4 lighted tennis courts  
Open play field  
Restrooms  
Nature & Recreation trails

Palmer Ranch Parks

**STONEYBROOK NATURE TRAIL**

A one mile, eight foot wide, concrete trail that meanders through a natural Florida scrub habitat parallel to Central Sarasota Parkway. The benches are great for bird watching plus easy to read, interpretive and informational signage.

**LEGACY TRAIL**

The Legacy Trail is the largest public recreation project ever constructed in the area. Trailing more than 10 miles in length the trail runs from just south of the city of Sarasota to Venice following the former CN&W railroad corridor.

The Legacy Trail is the backbone of network of trails planned in Sarasota County. The trail head of this linear park which bisects Palmer Ranch, is located off Midlantic Road. Legacy Trail is open from dawn to dusk with the rules for using the trail posted at various locations.

### PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION SPECIAL EDITION

## Neighborhoods of Palmer Ranch

### Residential Communities

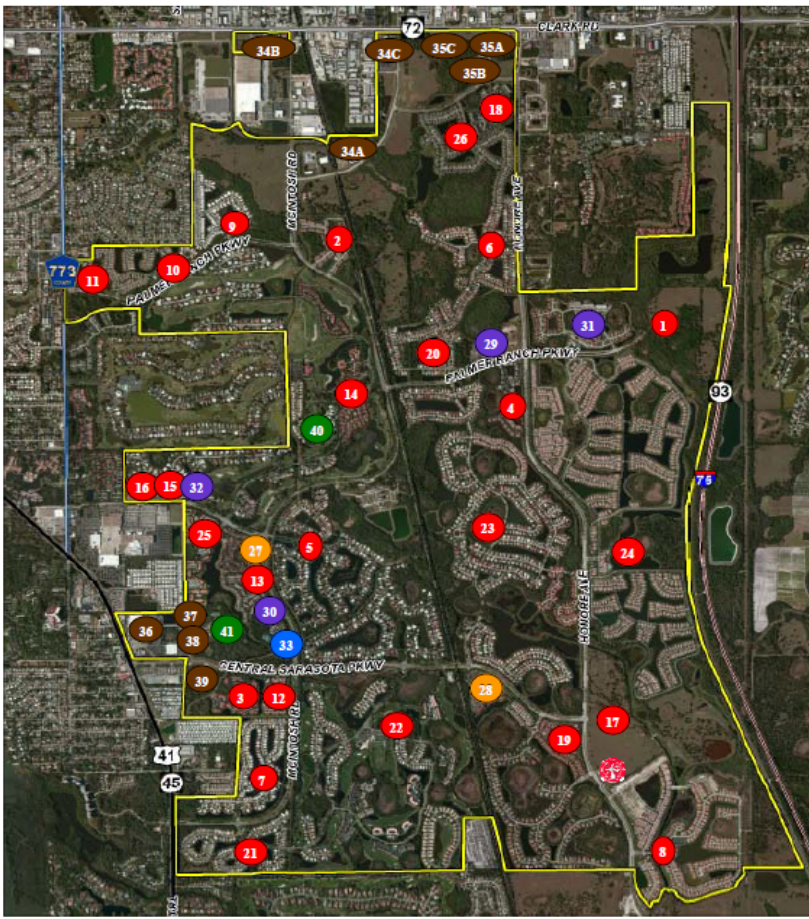
- (1) Arbor Lakes
- (2) Arielle
- (3) Bella Villino
- (4) Botanica
- (5) Deer Creek
- (6) Hamptons
- (7) Huntington Pointe
- (8) Isles of Sarasota
- (9) Marbella
- (10) Mira Lago
- (11) Palisades
- (12) Plaza de Flores
- (13) Pinestone
- (14) Prestancia
- (15) Palmer Club
- (16) Palmer Square East & West
- (17) Sandhill Preserve
- (18) Serenade
- (19) Silver Oak
- (20) Stonebridge
- (21) Stoneybrook Estates
- (22) Stoneybrook Golf & Country Club
- (23) Turtle Rock
- (24) VillageWalk
- (25) Vintage Grand
- (26) Wellington Chase

### Apartment Communities

- (27) Citation Club
- (28) Saratoga Place

### Assisted Living

- (29) Palmer Ranch Health Care
- (30) Clare Bridge
- (31) The Glenridge
- (32) Heron Club



Development area of the Palmer Ranch DRI outlined in yellow.

## Retail & Commercial Church & Recreation

### Church

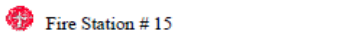
- (33) Covenant Life Church

### Retail/Commercial

- (34) Palmer Park of Commerce
  - A. United States Post Office Annex
  - Pool Water Products
  - D.L. Porter
  - R.F. Carlson
  - B. Synovus Bank
  - Tire Choice
  - Goodwill
  - McDonalds
  - C. Mercedes of Sarasota
- (35) Palmer Park Plaza
  - A. CVS
  - Norman's Liquors
  - B. Publix
  - C. Germain
- (36) The Plaza at Palmer Ranch
  - Public
  - Retail stores
  - Chase Bank
  - Wells Fargo Bank
  - Target
- (37) Palmer Ranch Executive Office Center
- (38) Palmer Medical Center
- (39) Lowe's Home Improvement Store

### Recreational

- (40) TPC (Tournament Players Club) - Prestancia
- (41) YMCA



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**ATTACHMENT B**

**Palmer Ranch Master Property Owners Association, Inc.**  
**Income & Expense Budget Performance**  
**July 2014**

	Jul 14	Budget	\$ Over Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
500010 - Prior Year Surplus	0.00	0.00	0.00	45,907.04	0.00	45,907.04	0.00
50100 - Assessments and Fees							
50110 - Assessments	393,410.25	394,120.00	-709.75	1,222,447.41	1,182,360.00	40,087.41	1,576,480.00
50120 - Administrative Late Fees/Intere	5.56	0.00	5.56	177.79	0.00	177.79	0.00
<b>Total 50100 - Assessments and Fees</b>	<b>393,415.81</b>	<b>394,120.00</b>	<b>-704.19</b>	<b>1,222,625.20</b>	<b>1,182,360.00</b>	<b>40,265.20</b>	<b>1,576,480.00</b>
50200 - Estoppel Fees	600.00	200.00	400.00	4,050.00	1,400.00	2,650.00	2,400.00
50300 - Interest Income	12.46	11.00	1.46	79.72	64.00	15.72	107.00
50400 - Sarasota Co. ROW Maintenance	89,126.66	86,614.00	2,512.66	247,470.19	244,957.00	2,513.19	332,461.00
50500 - Architectural Review Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
99990 - Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>483,154.93</b>	<b>480,945.00</b>	<b>2,209.93</b>	<b>1,520,132.15</b>	<b>1,428,781.00</b>	<b>91,351.15</b>	<b>1,911,448.00</b>
<b>Expense</b>							
60100 - Administration							
60110 - Postage	49.99	197.00	-147.01	455.65	1,379.00	-923.35	2,364.00
60120 - Printing	0.00	230.00	-230.00	309.46	1,610.00	-1,300.54	2,760.00
60130 - Office Expenses	123.97	540.00	-416.03	3,538.67	3,780.00	-241.33	6,480.00
60140 - Office Equipment Maintenance	0.00	135.00	-135.00	3,875.97	945.00	2,930.97	3,484.00
60150 - Meetings/Travel	484.48	500.00	-15.52	2,722.54	3,600.00	-877.46	6,200.00
60160 - Organizational Memberships	0.00	0.00	0.00	268.00	300.00	-32.00	300.00
60170 - Employee Training	0.00	30.00	-30.00	0.00	210.00	-210.00	360.00
60180 - Website	0.00	0.00	0.00	0.00	240.00	-240.00	240.00
<b>Total 60100 - Administration</b>	<b>658.44</b>	<b>1,832.00</b>	<b>-973.56</b>	<b>11,170.29</b>	<b>12,064.00</b>	<b>-893.71</b>	<b>22,188.00</b>
60200 - Employee							
60210 - Salaries	12,493.68	18,378.00	-5,884.32	114,443.93	128,646.00	-14,202.07	220,536.00
60230 - Payroll Tax	965.45	1,528.00	-562.55	9,678.57	10,896.00	-1,017.43	18,336.00
60235 - Payroll Processing / Admin Fee	200.00	276.00	-76.00	1,713.87	1,932.00	-218.13	3,312.00
60240 - 401k Plan	0.00	834.00	-834.00	888.16	5,838.00	-4,949.84	10,008.00
60250 - Health Benefits	965.19	3,506.00	-2,540.81	13,923.51	24,542.00	-10,618.49	42,072.00
<b>Total 60200 - Employee</b>	<b>14,624.32</b>	<b>24,522.00</b>	<b>-9,897.68</b>	<b>140,648.04</b>	<b>171,654.00</b>	<b>-31,005.96</b>	<b>294,264.00</b>
60300 - Occupancy							
60310 - Rent	1,152.39	1,152.00	0.39	8,066.73	8,067.00	-0.27	13,829.00
60320 - Electric	158.65	136.00	22.65	884.45	952.00	-67.55	1,632.00
60330 - Telephone	412.91	450.00	-37.09	2,905.40	3,150.00	-244.60	5,400.00
60340 - Facility Maintenance	180.33	179.00	1.33	1,641.39	1,537.00	104.39	2,715.00
<b>Total 60300 - Occupancy</b>	<b>1,904.28</b>	<b>1,917.00</b>	<b>-12.72</b>	<b>13,497.97</b>	<b>13,706.00</b>	<b>-208.03</b>	<b>23,576.00</b>
60400 - Depreciation							
60410 - Depreciation Expense	103.73	84.00	19.73	706.38	588.00	118.38	1,008.00
<b>Total 60400 - Depreciation</b>	<b>103.73</b>	<b>84.00</b>	<b>19.73</b>	<b>706.38</b>	<b>588.00</b>	<b>118.38</b>	<b>1,008.00</b>
60500 - Insurance Expense							
60510 - Workers Comp Insurance	256.29	500.00	-243.71	2,488.50	3,500.00	-1,011.50	6,000.00
60520 - Insurance	1,645.38	1,517.50	127.88	11,129.95	10,622.50	507.45	18,210.00
<b>Total 60500 - Insurance Expense</b>	<b>1,901.67</b>	<b>2,017.50</b>	<b>-115.83</b>	<b>13,618.45</b>	<b>14,122.50</b>	<b>-504.05</b>	<b>24,210.00</b>
60600 - Professional Fees							
60610 - Legal Fees	850.00	850.00	0.00	10,575.75	5,950.00	4,625.75	10,200.00
60620 - Accounting	0.00	0.00	0.00	7,230.00	7,230.00	0.00	7,230.00
60630 - Architectural/Engineering	0.00	4,500.00	-4,500.00	0.00	7,500.00	-7,500.00	7,500.00
60640 - Consulting Fees	200.00	1,010.00	-810.00	1,007.65	7,070.00	-6,062.35	12,120.00
<b>Total 60600 - Professional Fees</b>	<b>1,050.00</b>	<b>6,360.00</b>	<b>-5,310.00</b>	<b>18,813.40</b>	<b>27,750.00</b>	<b>-8,936.60</b>	<b>37,050.00</b>
60700 - Maintenance							
60710 - Ornamental Maintenance	17,180.41	16,748.00	432.41	120,262.87	117,236.00	3,026.87	200,976.00
60720 - Ornamental Refurbishment	9,213.25	2,894.00	6,319.25	18,260.75	13,450.00	4,810.75	72,890.00
60730 - Turf Maintenance	28,206.06	36,033.00	-7,826.92	231,731.29	239,421.00	-7,689.71	406,004.00
60740 - Turf Refurbishment	23,944.84	2,676.00	21,268.84	24,056.84	18,732.00	5,324.84	32,112.00
60750 - Fertilization/Pest Control	14,386.91	14,387.00	-0.09	100,708.37	100,709.00	-0.63	172,844.00
60760 - Irrigation Maintenance	8,035.00	8,035.00	0.00	56,245.00	56,245.00	0.00	96,420.00
60770 - Irrigation Refurbishment	3,616.24	3,413.00	203.24	24,851.71	23,891.00	960.71	40,956.00
60780 - Aquatic Weed Control	13,270.00	13,270.00	0.00	92,890.00	92,890.00	0.00	159,240.00
60790 - Repairs and Maintenance	1,772.70	1,756.00	16.70	32,921.13	12,292.00	20,629.13	21,072.00
<b>Total 60700 - Maintenance</b>	<b>119,625.43</b>	<b>99,212.00</b>	<b>20,413.43</b>	<b>701,927.96</b>	<b>674,866.00</b>	<b>27,061.96</b>	<b>1,202,314.00</b>
60800 - Common Utilities							
60810 - Re-Claimed Water	5,500.00	3,000.00	2,500.00	21,511.91	21,700.00	-188.09	36,600.00
60820 - Electric - Common	397.99	425.00	-27.01	2,877.27	3,175.00	-297.73	5,525.00
<b>Total 60800 - Common Utilities</b>	<b>5,897.99</b>	<b>3,425.00</b>	<b>2,472.99</b>	<b>24,389.18</b>	<b>24,875.00</b>	<b>-485.82</b>	<b>42,125.00</b>
60900 - Permit Compliance							
60910 - Aquatic Monitoring	1,300.00	0.00	1,300.00	1,300.00	1,500.00	-200.00	1,500.00
<b>Total 60900 - Permit Compliance</b>	<b>1,300.00</b>	<b>0.00</b>	<b>1,300.00</b>	<b>1,300.00</b>	<b>1,500.00</b>	<b>-200.00</b>	<b>1,500.00</b>
61000 - Reserve Funding - Transfer							
61010 - Reserve Expenses/Transfer	33,915.50	33,916.00	-0.50	101,746.50	101,747.00	-0.50	135,662.00
<b>Total 61000 - Reserve Funding - Transfer</b>	<b>33,915.50</b>	<b>33,916.00</b>	<b>-0.50</b>	<b>101,746.50</b>	<b>101,747.00</b>	<b>-0.50</b>	<b>135,662.00</b>



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**Income & Expense Budget Performance**

July 2014

	Jul 14	Budget	\$ Over Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	Annual Budget
<b>61100 - Taxes</b>							
61110 - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61120 - Other Tax	0.00	0.00	0.00	0.00	0.00	0.00	500.00
61130 - State Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 61100 - Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>61200 - Operating Contingency</b>							
61210 - Operating Contingency Expense	0.00	1,927.00	-1,927.00	0.00	13,489.00	-13,489.00	23,124.00
<b>Total 61200 - Operating Contingency</b>	<b>0.00</b>	<b>1,927.00</b>	<b>-1,927.00</b>	<b>0.00</b>	<b>13,489.00</b>	<b>-13,489.00</b>	<b>23,124.00</b>
<b>61300 - Enhancements</b>							
61310 - Enhancement Expense	0.00	0.00	0.00	0.00	0.00	0.00	103,927.00
<b>Total 61300 - Enhancements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>103,927.00</b>
<b>Total Expense</b>	<b>180,981.36</b>	<b>175,012.50</b>	<b>5,968.86</b>	<b>1,027,818.17</b>	<b>1,056,361.50</b>	<b>-28,543.33</b>	<b>1,911,448.00</b>
<b>Net Ordinary Income</b>	<b>302,173.57</b>	<b>305,932.50</b>	<b>-3,758.93</b>	<b>492,313.98</b>	<b>372,419.50</b>	<b>119,894.48</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
77995 - Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>							
<b>80100 - Other Expenses</b>							
80110 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80120 - Waived Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 80100 - Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>302,173.57</b>	<b>305,932.50</b>	<b>-3,758.93</b>	<b>492,313.98</b>	<b>372,419.50</b>	<b>119,894.48</b>	<b>0.00</b>

***Palmer Ranch Master Property Owners Association, Inc.***  
**Meeting of the Board of Trustees MINUTES (APPROVED)**  
**August 28, 2014**  
**ATTACHMENT C**

Palmer Ranch Master Property Owners Association, Inc.  
 Board of Trustees Meeting  
 August 28, 2014  
 Management Report

- Palmer Ranch Master Association and Palmer Ranch Communities Coalition hosted ‘*Meet the Candidates Night*’ on Tuesday, July 29<sup>th</sup>. 8 of 9 candidates seeking open position on Districts 2 & 4 of the County Commission were in attendance. 92 registered attendees. Social time before the debate allowed time for the public to meet the candidates. Candidates then answered questions on various topics and expressed their appreciation for the well-organized event and were pleased with the turnout. Many thanks to Rob O’Connor, Bob Mills, Margaret Brading, Norman Klingerman, Marianne Swan, as well as Amy Connor and Joe Hanson for their assistance in this event.
- Pursuant to motion by Board at the July meeting, submission to Sarasota County Traffic Advisory Council (TAC) requesting reduction in speed limit on Palmer Ranch Parkway East extension from 40 MPH to 25 MPH was received by Sarasota County on July 30<sup>th</sup>. TAC is scheduled to discuss the matter at their September 22<sup>nd</sup> meeting. We will be advised of its time & location.
- Task item from the July Board Meeting came from Glenridge Advisory Council representative Ms. Jackie Pillsbury’s request for Stop Sign at the exit from Arbor Lakes. The response received from the County was forwarded to the Board and to Ms. Pillsbury. At this time, traffic counts do not meet county warrant for a stop sign; however, the County’s reply indicated they will look into clearing some foliage for better visibility, get cooperation from construction companies to slow down their vehicles and will re-check traffic numbers in season. There was a separate, community initiated request for a 4-way stop sign on Palmer Ranch Parkway East Extension at the median cut for Glenridge and the north gate to VillageWalk. County reply also indicated traffic counts did not meet warrant for a 4-way stop.
- New development on Palmer Ranch – we have been advised of the following, timing of which is not known:
  - **NEW Government - Sarasota County Tax Collector Office** – Sawyer Loop Road south of Mercedes Benz (Similar relationship as Fire Station #15 on Honore Avenue)
  - **NEW Residential - Spanos Development** – Sawyer Loop SE corner Northridge Road – Multifamily 240 unit development. Developer has history of development on Palmer Ranch (Serenade / Saratoga Place).
  - **NEW Commercial - Apollo Sun Guard** – south of Post Office Annex located on west side of Palmer Park Circle off of Sawyer Loop Road
  - **NEW Residential Development – Taylor Morrison - Requesting Addition to Palmer Ranch DRI** South of Silver Oak development, west side of Honore Avenue Phase 5. Residential development 170 single family residential units
  - **NEW Residential Development – DiVosta – Requesting Addition to the Palmer Ranch DRI** South of Isles of Sarasota development, east side of Honore Avenue Phase 5. 400 single family residential units
- Planting a seed: Nominating Committees - There will be 7 Trustees whose term will expire at the 2015 Annual Members Meeting (5 Residential, 1 Commercial/Industrial and 1 Recreational). I am not an attorney and can only provide interpretation of the documents based on experience. That being said . . . Article V, Election of Trustees, of the Master Association By-Laws provides:
  - Nominations for election of Trustees to the Board by the Residential Members, Commercial-Industrial Members, and Recreational Members are made by Nominating Committees for each such class of Membership . . .
  - Each Nominating Committee consists of a chairperson, who is a member of the Board and belongs to such Residential, Commercial-Industrial, or Recreational class of Membership; and two (2) or more Members of the Master Association who belong to such class of Membership. . .
  - The Board appoints the Nominating Committees, in preparation for the Annual Members Meeting in March.
  - In the past, the Master Association office has been asked by the Nominating Committees to send request for nominations from the member representatives of each class of membership, historically occurring in November.
- 2015 DRAFT Budget – will be hand delivered to board members following the meeting. Draft is based on recommendations of the Advisory Committee.

***Palmer Ranch Master Property Owners Association, Inc.***  
**Meeting of the Board of Trustees MINUTES (APPROVED)**  
**August 28, 2014**  
**ATTACHMENT D**

Grounds Management Report – Update 8.26.14

**ORNAMENTAL:**

- Annuals
  1. Fall change out – Coleus, mixed, change of color theme, Rustic Orange, Ox Blood, Gold Bell, and Alabama. Delivery/install – week of 9/8.
  2. Winter change out – Scheduled 12/1. Alyssum border, bright red Patriot Geranium interior.
- Sylvestrie Palm, Honore Avenue median at Clark Road:
  1. North median toward Clark. North palm in row of 3.
  2. Continual decline of lower fronds. Several new growth spikes weak, not opening.
  3. DNA tests for TPPD (Texas Phoenix Palm Decline) pathogen negative, lab culture tests for root fungus negative. No apparent cause.
  4. Replacement cost 20 foot CT (clear trunk) \$8,250 – not recommended.
  5. Previously lost 2<sup>nd</sup> of 3 palms. Replaced after months of review. Same – no cause ID'd.
  6. Palm/up light to be removed. Area to be modified incorporating ornamental landscape and annuals.
- Honore Ave – dead Slash Pine Trees area of Botanica and dead Oak Tree median south of The Hamptons entry:
  1. 3 dead Slash Pine Trees removed. Cause – wood borers. Cost - \$675.
  2. Additional 3 adjacent infested Slash Pines also to be removed in attempt to reduce spread of infestation. Cost same as above.
  3. Dead Oak Tree median south of The Hamptons entry. Being replaced with 4” caliper Cathedral Oak. Cost \$1,100.
- Central Sarasota Pkwy – Vehicular damage, Picabeen Palm
  1. Palm taken out by vehicle. No accident reports.
  2. Replacement scheduled for delivery. Cost - \$1,650.
- Palmer Ranch Pkwy - soft trim Brazilian Peppers, south side near Beneva. Cost \$900.

**TURF:**

- McIntosh Road – south of Central Sarasota Pkwy.
  1. Approximately 800 square feet St. Augustine turf lost to insufficient watering following turf renovation project. To be replaced by Bloomings' at their expense.
- Honore Avenue – several localized areas of turf blemishes due to lack of rain/insufficient irrigation are recovering.
  1. Irrigation to be further evaluated for operation/coverage.
- Hydetrain, root zone Moisture Manager applied to median turf.
  1. Fights drought by capturing moisture vapor normally lost to evaporation.
  2. Material cost - \$300. Applied no charge by Bloomings.

**IRRIGATION:**

- Though soil moisture has increased, inconsistent rain events require continued use of irrigation, prompting complaints.
- Area of Huntington Pointe, broken mainline – 50/50 shared expense with Huntington Pointe. Total cost \$ 1,142.50 including weekend overtime.
- Sticking valves – replacing with scrubber valves as necessary. Typical 2 inch scrubber valve material cost \$230 each + fittings and electric connectors.
- Sarasota Square Blvd – historical high maintenance costs.
  1. Some zone filters plug with debris within 15 minutes of run.
  2. Materials include fine sand, snails, snail eggs, and organics. Source indeterminate.
  3. County mainline has manifold loop from Central Sarasota Pkwy/Potter Park.
  4. Re-routing experiment in progress with County.



***Palmer Ranch Master Property Owners Association, Inc.***  
**Meeting of the Board of Trustees**  
**MINUTES (APPROVED) August 28, 2014**

**ATTACHMENT E**

Parks Report for the PRMPOA Board of Trustees  
 PRMA Parks Committee  
 August 28, 2014

**FUNDRAISING FOR PARKS ON PALMER RANCH**

I am pleased to report that \$105.00 was raised for the Friends of Palmer Ranch Parks. Macy's Shop for a Cause coupons were sold at our "Meet the Candidates Night" sponsored by the Master Association and the Palmer Ranch Communities Coalition. Special thanks to Tracy Smith, Lee Katz, Jo Falkner and Pat Mills for their efforts in this campaign. The money will go into the parks fund and will be used in future landscaping volunteer efforts.

**CULVERHOUSE NATURE PARK**

Fred Falkner and Bob Mills will be attending a meeting on September 9, 2014 of the Friends of the Culverhouse Garden and County Parks and Recreation Managers at the County Administration Building Parks and Recreation office. The objective of the meeting is to determine how to move forward on long term planned Culverhouse Nature Park amenities like rest rooms and the installation of drinking water facilities.

We will also discuss the status of the proposed Palmer Ranch Paw Park and other park concept plans with County Parks Managers.

**PARKS MEETINGS**

As you know, we are working closely with County officials in moving our projects forward. We plan on meeting County Commissioners soon after they are elected to discuss Palmer Ranch parks and how we can move projects forward. Future Master Association Parks Committee meetings will be determined on a month to month basis.

**FRIENDS OF PALMER RANCH PARKS**

Fred Falkner will provide an update on recent volunteer efforts in improving Potter Park.

Respectfully submitted,

Bob Mills

**ATTACHMENT F**  
**PARKS REPORT FOR THE PRMPOA BOARD OF TRUSTEES**  
**PRMA Parks Committee, Friends of Potter Park**  
**August 28, 2014**

In early August the Friends of Potter Park purchased and planted 24 Helen Johnson dwarf Bougainvillea plants in the area near the kiosk. After three weeks of nurturing the plants the need for weeding the beds and adding mulch was evident. That work was completed yesterday, and the plants are adding some much needed color to the park. The funding for the plants and pine bark mulch came from the FPP. All the landscape beds in Potter Park have now been planted with Aztec grass, Carissa, or Bougainvillea. In September we will turn our attention to removing new growth palmettos and vines.

The SC Parks Department added further mortise fencing to prevent parking on the grass in the park during swim meets at the YMCA aquatic center.

Respectively submitted,  
 Fred Falkner  
 Chair, Friends of Potter Park