



## MASTER PROPERTY OWNERS ASSOCIATION

### TRUSTEE MEETING

Thursday, November 20, 2014 - 3:00 P.M.  
 Covenant Life Presbyterian Church - Room 134  
 8490 McIntosh Road, Sarasota, Florida 34238

### MINUTES

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

Trustees absent: Steve Anderson, Laura Gilbert, Bob Mills, and Steve Jeantet.

**PRMA Staff Attended:** Tracy Smith and Marianne Swan.

**Resident Members Attended:** Phillip Arsenault, Deer Creek; Floyd Smiley, Arielle; Dave Watts, Huntington Pointe; and Peggy Wells, Village Walk.

- I. **Convene/Quorum** – Meeting convened at 3:00 P.M. by Rob O'Connor. A quorum was declared.
- II. **Minutes of the previous meeting of the Board of Trustees – October 23, 2014:**  
**Motion by Russ Seifert, 2<sup>nd</sup> by Sue Ambrecht, to accept the minutes of the Meeting of the Board of Trustees, Palmer Ranch Master Association (PRMA) as amended. Motion passed unanimously.**
- III. **President's Report: Rob O'Connor:** Rob welcomed the community representatives and introduced Floyd (Duff) Smiley from Arielle. Rob encouraged the Trustees to review the distributed reports, especially the Grounds Report. He noted the Management Report's mention of the new developments: Taylor Morrison's Cobblestone on McIntosh @Sawyer Loop along with another subdivision south of Silver Oak, DiVosta's plans south of The Isles, and Spanos' parcel along Sawyer Loop at Northridge.
- IV. **Board Orientation: Tracy Smith:** Tracy distributed a map of the Sarasota County Parks on Palmer Ranch, and reviewed them for the Trustees. She also distributed a document titled "Palmer Ranch Master Association Parks Committee Accomplishments – 2003 – Present."
- V. **Financial Report:**  
 Financial Statement for period ending October 31, 2014: Tracy Smith reviewed the two-page report of Income & Expense Budget Performance for year-to-date as of October 31, 2014. She reported that all of the financials are in good standing.

## VI. Committee/Management Reports:

Rob O'Connor encouraged the Trustees to review the reports as distributed.

- A. Management Report.
- B. Grounds Report.
- C. Advisory Committee: Kathrin Harris presented highlights of topics discussed at the Palmer Ranch Master Association Advisory Committee Meeting held on 11/4/14.
  - 1. No decision has been made about replacement trees for the diseased East Palatka Holly Trees on Sarasota Square Boulevard.
  - 2. Tract 605 (East side of McIntosh at PR Pkwy West) is being reviewed for revised costs for enhancements noted in "Landscape Enhancement Options" document distributed to Trustees.
  - 3. PVC Fencing:  
**Motion by Kathrin Harris, 2<sup>nd</sup> by Garry Wharton, to approve additional funds for PVC Fence enhancements on Central Sarasota Pkwy, south side, east of McIntosh to the Legacy Trail, in an amount not to exceed \$15,900. Motion approved unanimously. Motion carried.**
  - 4. Multi-Purpose Center (MPC) for Palmer Ranch Master Association is under review by the ad hoc team created for this purpose.
- D. Parks Committee: PRMA Parks Committee, Friends of Potter Park report (dated 11/19/14) distributed to Trustees.

## VII. Old Business:

- A. **Board Workshop:** Rob O'Connor commented that last month's workshop provided very good ideas from the participants. A few projects lend themselves to ad hoc teams with a single purpose to accomplish. Tracy Smith distributed a summary report of the workshop to the Trustees and explained that Marianne Swan created a tabbed binder which includes each of the ideas, along with a process of reviewing and updating each idea as it is addressed. Tracy will present this binder to the Advisory Committee at the December 2, 2014, AC meeting for discussion and possible recommendation for Ad Hoc Teams.
- B. **Central Sarasota Parkway / Legacy Trail Crossing:** Tracy Smith reported that the County has installed and implemented new signage at the intersection of the Trail crossing of CSP. Pedestrian-activated signalization is to be functioning by the end of the week, according to county staff.
- C. **Honore Avenue / Central Sarasota Parkway:** Sue Ambrecht reported that Palmer Ranch Holdings, Ltd. is going to install a roundabout at this intersection as early as fall 2015, in association with the Bay Street extension project.

## VIII. New Business

- A. **Reducing Speed Limit on Honore Avenue:** Garry Wharton asked the Board of Trustees if there might be a consensus of the Trustee Board to ask the County to reduce the speed limit on Honore Ave from 45 MPH to 35 MPH in light of recent accidents and a fatality on Honore Avenue. There was consensus that there could be more speed limit signs and that speeding on Honore should be reported to Sheriff's Office. The majority of Trustees indicated that the speed limit of 45 MPH should remain as is.

- B. Foreclosure Information/Instructions:** Tracy Smith distributed a document to the Trustees titled: "Resolution Clarifying Credit or Refund of Uncollectible Assessment Amount Due To Foreclosure Paid the Master Association by a Sub-Association." This document, approved by the Board in June of 2009, provides instructions to member associations on documentation to be submitted in order to obtain either a credit or refund of uncollectible Master Association assessments. If Trustees or Community Representatives have questions, please contact Tracy.

**IX. Community Representatives – Discussion**

- Floyd (Duff) Smiley, Arielle, asked about new communities being developed and being part of Palmer Ranch. MDO (Master Development Order) and DRI's (Development of Regional Impact) will be reviewed by the county planning commission for communities requesting to be part of Palmer Ranch.
- Lee Katz, VillageWalk: Lee asked about Palmer Ranch cleaning dirty sidewalks throughout the Ranch. It has not been the maintenance practice of the Master Association to clean dirty sidewalks along county roadways, as they're the property of the county.  
If there are broken or raised sidewalks, Sarasota County is responsible for their repair or replacement.

- X. Board of Trustees Meeting Schedule** – The next PRMA Trustee Board meeting is December 18 at 3:00 PM at Covenant Life Church, 8490 McIntosh Road, Sarasota.

- XI. Adjourn: Motion by Russ Seifert, 2<sup>nd</sup> Lee Katz, to adjourn the meeting. Motion passed unanimously.** Meeting adjourned at 4:15 PM.

Respectfully submitted,  
Barbara Tierney,  
Secretary,  
Palmer Ranch Master Property Owners Association,  
November 25, 2014