

**PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION
TRUSTEE MEETING**

Thursday, February 26, 2015 - 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, Fred Falkner, Laura Gilbert, Kathrin Harris, Steve Jeantet, Lee Katz, Cathy Leetzow, Bob Mills, Rob O'Connor, Russell Seifert, Barbara Tierney, and Garry Wharton.

Trustees absent: Sue Ambrecht, Steve Anderson, and Bob Holzman.

PRMA Staff Attended: Tracy Smith and Marianne Swan.

Resident Members Attended: Phillip Arsenault, Deer Creek; Bill Noonan, Deer Creek; Carol Vartanian, Stonebridge; David Watts, Huntington Pointe; and Peggy Wells, VillageWalk.

- 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 – January 22, 2015: Motion: R. Seifert moved, 2nd by L. Katz to approve the minutes as circulated. Unanimous approval. Motion carried.**
- III. **President's Report:** President Rob O'Connor welcomed the community representatives. Rob covered the following topics:
 - A. Traffic Study for the Right-Turn Lane into Stoneybrook G&CC entrance on Central Sarasota Parkway has been conducted by Sarasota County. Results are expected in the near future. B. Tierney commented that Carolyn Eastwood and Phouc Hoang from the County were very helpful in scheduling the Traffic Study during the busier season.
 - B. The newly implemented Legacy Trail crossing button at Central Sarasota Parkway has proven effective. Garry requested that Palmer Ranch Trustees send out a reminder to their community members for Trail users to "push the button" to cross the Trail at Central Sarasota Parkway for increased safety.
 - C. Removal of invasive species in Palmer Ranch: Rob noted that the County has removed Pepper Trees along the Legacy Trail from Palmer Ranch Parkway East north to Culverhouse Nature Park; however, many Pepper Trees still line McIntosh Road. Turtle Rock and Stoneybrook G&CC are working to remove the Pepper Trees inside their communities. Rob asked the Trustee Board to consider possible removal of Pepper Trees along other common areas of Palmer Ranch. He also suggested considering removal alongside Palmer Ranch communities. No decision was made.
 - D. Fencing enhancement along Central Sarasota Parkway: PRMA management office and Trustees have received many positive comments.
 - E. Rob encouraged the Trustees to review the Workshop Suggestions spreadsheet for future consideration.
- IV. **Financial Report:**

Financial Statement for the period ending January 31, 2015: B. Mills referred the board to the January financial statement distributed by email prior to the meeting. In addition, copies of the 2014 calendar year audit and auditors report to the board were provided to the Trustees. Bob requested that members review the information. Members will be asked to approve the 2014 audit at the Annual Members Meeting, as they will be provided a copy of the audit in the packet provided with the meeting reminder notice. Bob thanked Tracy Smith and Marianne Swan for their excellent work, diligence, and efficiency in preparing for the audit.
- V. **Committee/Management Reports:**

The following reports were distributed to Trustees via email, prior to the meeting:

 - A. Management Report. Garry added an update that he, Rick and Tracy had a conference call with Mr. Cole, Utilities Department, to discuss a possible agreement relating to County's request to use of reclaimed line owned by PRMA to supply reclaimed water to the new Cobblestone development. The agreement is currently in a holding pattern and PRMA is waiting to hear from the County.

- B. Grounds Report
- C. Advisory Committee. Garry reported that he followed up with an email request to Carolyn Eastwood, Interim County Engineer, for the additional "Push Button" signs on each side of the Legacy Trail on Central Sarasota Parkway, in areas north and south of the intersection.
- D. Parks Committee: Bob Mills: Bob reported on the meeting that he and Fred Falkner attended that was conducted by Carolyn Brown, Director, Sarasota County- Parks and Recreation and other parks officials. Sarasota County authorized \$300,000 for an independent consultant's review of present parks and facilities, while receiving input from interested communities and organizations in Sarasota County, The report is to be used to develop long range plans for the future and estimate costs for opportunities,
- E. Community Center Ad Hoc Team. Bob reviewed the activities of the ad hoc committee and their discussions with several contacts regarding a community center/office building concept. Bob reported that parcel B-9 is no longer a possible site. The report highlighted other possible sites and locations. The committee will continue to gather information and report further to the Board of Trustees. Rob emphasized that PRMA would also conduct a survey of all Palmer Ranch communities to seek input as to the need for a center.
- F. Website Ad Hoc Team. Steve Jeantet recommended the company, Sarasota Web Design, which helped Covenant Life Church with their successful site. In addition, Steve recommended the Website and Communications Teams consult on a uniform branding theme.
- G. Communications Ad Hoc Team.

VI. Old Business

There was no old business to discuss

VII. New Business:

- A. Rob reported that Stoneybrook G&CC is hosting a seminar on "Natural Assets" being conducted by Rob Wright of Sarasota County at the Clubhouse in the Palmer Room on March 9th at 2:30PM.
- B. Lee Katz asked PRMA staff to look into pedestrian crossing signal posts with peeling paint visible from the roadway, on certain areas of Honore. Tracy responded that staff is already inventorying both intersection signal arms as well as pedestrian crossing posts for maintenance needs. There may be an opportunity for PRMA to act as funding partner to this county project.

VIII. Community Representatives – Discussion: No questions from the representatives.

Questions from Trustees:

- A. R. Seifert asked about algae problems other communities are experiencing. Rob responded that algae in the ponds is a problem in many communities.
- B. F. Falkner commented that storm retention areas are an issue, flood control is an issue, and preservation areas are of concern
- C. L. Katz asked about businesses going into Palmer Park Plaza. Tracy responded that Audi and Infinity car dealerships would be going into this location off of Clark Road.
- D. Rob mentioned Herald Tribune article referencing proposed neighborhood Wal-Mart considering moving into the vacant commercial space east of Honore, south of Clark Road. This parcel is not on Palmer Ranch.

IX. Board of Trustees Meeting Schedule –The Palmer Ranch Master Association Annual Members Meeting will be held on March 26, 2015 at 3:00 PM at Covenant Life Church, 8490 McIntosh Road, Sarasota.

X. Adjourn:

Motion by R. O'Connor, 2nd by G. Wharton to adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 4:08 PM.

Respectfully submitted,
 Barbara Tierney, Board Secretary,
 Palmer Ranch Master Property Owners Association