

**Palmer Ranch Master Property Owners Association, Inc.**  
**Board of Trustees Meeting**  
**MINUTES**  
**November 17, 2016**

The meeting of the Board of Trustees of Palmer Ranch Master Property Owners association, Inc. was held November 17, 2016 at the Covenant Life Presbyterian Church, 8490 McIntosh Road, Sarasota, Florida 34238.

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

Trustees Absent: Steve Anderson, Laura Gilbert, Steve Jeantet, Claudia Brooks and Lawrence Hall.

Member representatives present: Sue Ambrecht, Palmer Park of Commerce; Curt Gilroy, Turtle Rock; Lee Katz, VillageWalk; Byron Masterson, Stonebridge; Carol Auricchio, Mira Lago; Bob Holzman, TPC Prestancia; and Albert Mauri, Palmer Club Condominium

Resident members attending were: Richard Noyes, Sandhill Preserve; Kathrin Harris, Turtle Rock; Fred Falkner, Glenridge; and John Hockenberry, Silver Oak.

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

**CONVENE/CONFIRMATION OF QUORUM**

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

**SPECIAL GUEST**

Sarasota County Commissioner Alan Maio was a special guest at the meeting, providing a report on the state of the county.

**MINUTES OF PREVIOUS MEETING**

There being no changes or corrections, the minutes of the September 22, 2016 Meeting of the Board of Trustees were considered approved as distributed.

**PRESIDENT'S REPORT**

Garry Wharton provided an update on information on the Palmer Ranch Community Center, including status of contract with ME&S as well as the meetings with representatives from Ballantrae.

**FINANCIAL REPORT**

Tracy provided a recap of the financial statements for the period ending October 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 the purpose of each report/committee 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 Hock Team- comments provided by Garry Wharton
- F. Website/Communications Ad Hock Team-comments provided by Rob O'Connor
- G. Palmer Ranch Watershed/Natural Assets Team- comments provided by Rob O'Connor

**OLD BUSINESS**

- A. Request from DR Horton to use the Master Association's reuse line of McIntosh Road  
Motion by Nicholas Spina to approve the Temporary Reuse Agreement between Palmer Ranch Master Property Owners Association and DR Horton, Inc., as drafted and approved by the Master Association's attorney. Motion was seconded by Sue Ambrecht. Following discussion, motion passed unanimously.

B. There was no other old business to discuss.

## **NEW BUSINESS**

A. Nomination to the Advisory Committee

Motion by Cathy Leetzow, second by Rob O'Connor, to appoint Larry Hall to the Advisory Committee, until the next Annual Members Meeting. Motion passed unanimously.

B. Nominations to the Palmer Ranch Watershed/Natural Assets Team

1. Motion by Lee Katz, second by Nicholas Spina, to appoint Ken Brinker, Cathy Leetzow, Cindy Taliaferro and Oliver Janney to the Palmer Ranch Watershed/Natural Assets Team, until the next Annual Members Meeting. Motion passed unanimously.
2. Motion by Peggy Wells, second by Nicholas Spina, to recognize Rob O'Connor as the Board Liaison for the Palmer Ranch Watershed/ Natural Assets Team. Motion passed unanimously.
3. Motion by Dick Beitel, second by Nicholas Spina, to appoint Ken Brinker as Chair of the Palmer ranch Watershed/ Natural Assets Team. Motion passed unanimously.

C. There was no other new business to discuss

## **COMMUNITY REPRESENTATIVES DISCUSSION**

There was no discussion from the Community Representatives

## **BOARD OF TRUSTEES MEETING SCHEDULE**

The date of the next Board of Trustees Meeting will be held on Thursday, January 26, 2017 at 3pm, Covenant Life Church, 8490 McIntosh Road, Sarasota

## **ADJOURN**

There being no further business, there was consensus to adjourn the meeting at 4:30pm.

## **BOARD WORKSHOP**

Following adjournment of the meeting, there was a board workshop for brainstorming of new ideas for Palmer Ranch.

Respectfully submitted,

Lee Katz  
Secretary