

Palmer Ranch Master Property Owners Association, Inc.
Special Meeting of the Members
MINUTES
September 22, 2016

The Special Meeting of the Members of Palmer Ranch Master Property Owners Association, Inc. (Association) was held September 22, 2016 at Covenant Life Presbyterian Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Member representatives present: Floyd Smiley, Arielle; Dorna Timm, Bella Villino; Claudia Brooks, Deer Creek; Kamel Zaki, Hamptons; Edward Stofko, Huntington Pointe; Robert Stickney, Isles of Sarasota; Warren Russell, Palisades; Bob Holzman, Prestancia; Byron Masterson, Stonebridge; Bob McCullen, Stoneybrook Estates; William Altman, Stoneybrook Golf & Country Club; Curt Gilroy, Turtle Rock; Lee Katz, VillageWalk; Bob Holzman, TPC Prestancia; and Sue Ambrecht, Palmer Park of Commerce.

Trustees present: Bob Holzman, Recreational Trustee; Cathy Leetzow, Residential Trustee; Claudia Brooks, Residential Trustee; Richard Beitel, Residential Trustee; Garry Wharton, Residential Trustee; Joel Schemmel, Residential Trustee, Lawrence Hall, Residential Trustee; Lee Katz, Residential Trustee, Nicholas Spina, Residential Trustee, Peggy Wells, Residential Trustee; Rob O'Connor, Residential Trustee; and Sue Ambrecht, Declarant Appointed Trustee.

Trustees unable to attend: Steve Anderson, Commercial/Industrial Trustee; Steve Anderson, Commercial/Industrial Trustee; and Laura Gilbert, Recreational Trustee.

Resident members attending were: Richard Noyes, Sandhill Preserve; Cheryl Wyatt, Sandhill Preserve; Marge Barpal, Silver Oak Estates; and Steve Sandler, Enclave at Silver Oak.

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

Convene/confirmation of Quorum. Garry Wharton, President, brought the meeting to order at 3:00pm following confirmation of quorum. Mr. Wharton stated that the purpose of the Special Meeting of Members was to tabulate the results of the ballots received by the Association indicating the votes cast by the Members on the following proposed amendment to the Articles of Incorporation of the Association (Articles): to delete the following language from Article VIII.E., as amended, and to capitalize the letter "n" in the word "no", in the last sentence, shown as follows (~~Strike through~~ indicates the language to be deleted from the Article; underline indicates the language to be added to the Article):

"All Trustees elected by Residential Members must be Residential Members. Subject to the provisions contained in ~~SS. 617.306(7), Florida Statutes, if applicable, a residential member may not serve more than two consecutive terms without a one year interval, and no~~ No more than two residents from any one Community may serve on the Board at the same time."

(Words ~~struck through~~ are deleted; words underlined have been added)

Call for Ballots/Close of balloting

Garry Wharton called for final ballots. No additional ballots. There being no further ballots from the floor, Garry Wharton declared a close to the balloting.

Appointment of Ballot Counting Committee

Motion by Nicholas Spina, second by Sue Ambrecht, to appoint the following to the ballot counting committee: Tracy Smith, Carrie Agosto, Robert Stickney, Richard Noyes, Marge Barpal, and Peggy Wells. There being no discussion, the motion passed unanimously.

Results of Ballots Cast

Of the 7,408 votes cast, 7,177 were in favor of the proposed amendment and 231 were against it.

The Association documents provide that a proposed amendment to the Articles shall be adopted upon receiving the affirmative vote of a majority of all Voting Interests entitled to be cast. Currently, 5,627 votes represent a majority of the Voting Interests entitled to be cast. Since the number of affirmative votes cast exceeded the majority of the Voting Interests entitled to be cast, the proposed amendment to the Articles was approved.

The proper documents will be prepared and recorded to finalize the amendment to the Articles.

Adjourn

There being no further business, motion was duly made and carried to adjourn the meeting. Meeting adjourned at 3:25pm.

Respectfully submitted,

Lee Katz
Secretary

PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION, INC.

BALLOT

1. Should the Articles of Incorporation of the Palmer Ranch Master Property Owners Association, Inc. be amended to delete the following language from Article VIII.E., as amended, and to capitalize the letter "n" in the word "no", in the last sentence, shown as follows (~~Strike through~~ indicates the language to be deleted from the Article; underline indicates the language to be added to the Article):

“All Trustees elected by Residential Members must be Residential Members. ~~Subject to the provisions contained in SS. 617.306(7), Florida Statutes, if applicable, a residential member may not serve more than two consecutive terms without a one year interval, and no~~ No more than two residents from any one Community may serve on the Board at the same time.”

(Words ~~struck through~~ are deleted; words underlined have been added)

(Your Board of Trustees recommends “YES”,)

_____ Yes, in favor of the proposal for deleting the specific language

_____ No, not in favor of the proposal for deleting the specific language.

Date: _____

Community or Tract: _____

Signature, President or Registered Designee: _____