

**Palmer Ranch Master Property Owners Association, Inc.**  
**Board of Trustees Meeting**  
November 15, 2018  
**MINUTES**

A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc., was held on November 15, 2018 at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Bob Holzman, Bob Swan, Claudia Brooks, Richard (Dick) Beitel, Garry Wharton, Joel Schemmel, Kathrin Harris, Leatrice (Lee) Katz, Nicholas Spina, Margaret (Peggy) Wells, Rob O'Connor and Steve Jeantet.

Trustees absent: Aaron Herschberger, Steve Anderson and Andrea Suarez.

Representatives present: Carol Aurichio of Mira Lago; Bob Holzman of Prestancia; Mark Newcombe of Silver Oak Estates; Denise Etten of Stonebridge; Joe Brand of Vineyards at Silver Oak; Gabriel Schlosser of Wellington Chase; Bob Holzman of TPC Prestancia; Steve Jeantet of Covenant Life Church.

Members present: Leroy and Carol Kowicki of Marbella; Shelley Snyderman of Sandhill Preserve; Ken Brinker of Stoneybrook Golf & Country Club.

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

**Convene/ Confirmation of Quorum**

President Richard (Dick) Beitel convened the meeting at 3pm, following confirmation of a quorum.

**Minutes of previous meeting**

Motion by Nicholas Spina, seconded by Garry Wharton, to approve the minutes of the September 27, 2018 Board of Trustees Meeting as distributed. Motion passed unanimously.

**Financial Report**

Tracy provided a recap of the financial statements for the period ending October 31, 2018.

**Reports**

With the exception of the President's Report and Community Center Report, all reports were provided to the Board prior to the meeting. Each report was referenced and opportunity to provide updates or ask questions was given.

- A. President's Report – Comments provided by Dick Beitel
- B. Management Report - Comments provided by Tracy Smith
- C. Grounds Report - Comments provided by Sue Ambrecht
- D. Advisory Committee - Comments provided by Kathrin Harris
- E. Community Center Ad Hoc Team

Mr. Wharton stated that while we had hoped to have construction estimates available for the board to consider at this meeting, they are not available. The Community Center Ad Hoc Team is hopeful to have the estimates available in the next few weeks, after which time a special meeting of the Board will need to be called.

Palmer Ranch Master Association – Mission Statement

*'Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.'*

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- F. Community Relations Committee - Comments were provided by Tracy Smith
- G. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Ken Brinker
- H. Board Member Reporting – Mr. Holzman, General Manager of TPC Prestancia provided an update on the recent happenings at TPC. Mr. Holzman will be retiring before the end of this year. The new GM at TPC will be Mr. Mike Hoelzer, is scheduled to begin his position on December 15<sup>th</sup>, at which time Mr. Holzman may resign from his position at TPC and as a Recreational Trustee to the Master Association Board. Mr. Holzman’s replacement may then be considered for Board-appointment as the Recreational Trustee from TPC Prestancia.

**Old Business**

There was no old business to discuss.

**New Business**

**A. Appoint Commercial / Industrial Trustee to the Board**

Motion by Kathrin Harris, seconded by Nicholas Spina, to appoint Ernie Withers, General Manager of Mercedes Benz of Sarasota, to serve the unexpired term of Commercial / Industrial Trustee to the Palmer Ranch Master Association Board. Motion passed unanimously.

**B. BB&T Bank Account – Neighborhood Grant Project**

Motion by Peggy Wells, seconded by Claudia Brooks, to authorize the opening of a separate BB&T checking account for the specific use of the Sarasota County Neighborhood Grant project; authorized signers shall be the Association President, President-Elect, Vice President, Treasurer and Secretary with no less than two(2) signatures on all checks/withdrawals from the account. Once the grant project is complete and the bank account reconciled, it shall be closed and the remaining funds, if any, transferred to the Operating Account at BB&T. Following discussion, the motion passed unanimously.

**C. Request from Marbella – Community Buffer**

Motion by Kathrin Harris, seconded by Garry Wharton, to deny the request of Marbella Community Associated dated August 29, 2018. Following discussion, the motion passed unanimously.

**D. BB&T – Prohibiting full online access to the associations bank accounts**

Motion by Nicholas Spina, seconded by Peggy Wells, to prohibit full online access to the association’s bank accounts, whereby funds could be transferred or otherwise withdrawn from the association’s account(s). Following discussion, the motion passed unanimously.

**E. Insurance Services of Sarasota – Review of Association’s insurance policies – Board Workshop – April 25, 2019 from 3pm to 5pm**

Motion by Lee Katz, seconded by Kathrin Harris, to schedule Insurance Services of Sarasota to attend a board workshop to review the Master Association’s insurance policies, with a

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date scheduled for April 25, 2019 from 3pm to 5pm. Following discussion, the motion passed unanimously.

**F. Other**

There was no other new business to discuss.

**Community Representative Discussion**

Discussion ensued on the following topics:

- Maintenance of Eligraw Bayou
- Type of algae found in waterways maintained by the Master Association
- Harvesting of Lily Pads in stormwater ponds
- Plans for PRMA to landscape the roundabout at Central Sarasota Parkway / Honore Avenue
- Opening date of the Bay Street extension
- Construction signage remaining following completion of the roundabout at Central Sarasota Parkway / Honore Avenue

**Meeting Schedule**

The following meetings are scheduled to begin at 3pm at Covenant Life Church, 8490 McIntosh Road, Sarasota, FL 34238

- January 24, 2019 – Board Meeting
- March 28, 2019 – Annual Members Meeting / Organizational Meeting of the Board
- May 23, 2019 – Board Meeting
- July 25, 2019 – Board Meeting
- September 26, 2019 – Board Meeting
- November 21, 2019 – Board Meeting

**Adjourn**

There being no further business to discuss, motion was made by Garry Wharton, seconded by Lee Katz, to adjourn the meeting. Meeting adjourned at 3:52pm.

Respectfully submitted,

Lee Katz  
Secretary