

Palmer Ranch Master Property Owners Association, Inc.
Organizational Meeting of the Board of Trustees
MINUTES
March 28, 2019

The Organizational Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held March 28, 2019, immediately following the Annual Members Meeting at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Aaron Herschberger, Mike Hoelzer, Bob Swan, Dick Beitel, Garry Wharton, Joel Schemmel, Lee Katz, Nicholas Spina, Peggy Wells, Rob O'Connor, Steve Anderson, Steve Jeantet, Carol Auricchio and Chris Meyer.

Trustees absent: Ernie Withers and Andrea Suarez.

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

Convene the Meeting

Dick Beitel convened the meeting at 4:23pm, following confirmation of a quorum.

President's Opening Statement

Opening comments provided by Garry Wharton.

Minutes of previous meeting

There being no changes or additions, the minutes of the January 24, 2019 meeting of the Board of Trustees were approved as distributed.

Appointment of Officers

A motion by Dick Beitel, seconded by Steve Anderson to elect the following officers:

- President Elect - Bob Swan
- Vice President - Rob O'Connor
- Treasurer - Carol Auricchio
- Secretary - Lee Katz

There being no discussion, the motion passed unanimously.

Committee Charters/Member Appointments

A. Advisory Committee

A motion by Dick Beitel, seconded by Joel Schemmel, to appoint the following to the Advisory Committee until the next Annual Members Meeting:

- Five officers named at this meeting
- Kathrin Harris of Turtle Rock

There being no discussion, the motion passed unanimously.

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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- B. Pursuant to the Resolution approved by the Board of Trustees on March 24, 2016, the Following will be appointed to the Community Center Sub Committee: President Garry Wharton, President-Elect Bob Swan and Vice President Rob O'Connor.
- C. Community Relations Committee
Motion by Lee Katz, seconded by Rob O'Connor to appoint the following to the Community Relations Committee, until the next Annual Members meeting.
- Dick Beitel
 - Garry Wharton
 - Joel Schemmel
 - Peggy Wells
 - Rob O'Connor
 - Tracy Smith, PRMA Community Manager
 - Carrie Agosto, PRMA Administrative Assistant
- D. Palmer Ranch Watershed/Natural Assets Committee
Motion by Bob Swan, seconded by Joel Schemmel, to appoint the following members to the Palmer Ranch Watershed / Natural Assets Committee:
- Voting Committee Members
 - Committee Chair-Ken Brinker of Stoneybrook Golf & Country Club
 - Charles Durkin-VillageWalk
 - Charles Reith-Mira Lago
 - Cindy Taliaferro-Mira Lago
 - Joe Polidoro-Turtle Rock
 - Mary Matteotti-Cobblestone
 - Oliver Janney-Deer Creek
 - Rob O'Connor-Stoneybrook Golf & Country Club
 - Roger Stephenson-VillageWalk
 - Sue Ambrecht-PRMA Staff
 - Tom Flanagan-Cobblestone
 - Tracy Smith-PRMA Staff
 - Non-Voting Members/Professional Consultants:
 - David Shafer-Shafer Consulting
 - Jennifer Shafer-Shafer Consulting
 - Steve Suau-Progressive Water Resources
 - Russ Hoffman-Beautiful Ponds
 - John Ryan-Sarasota County

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- Mollie Holland-Sarasota County
- Dr. Abbey Tyrna-UF/IFAS

There being no discussion the motion passed.

New Business

A. Board Ambassador Program

The Articles of Incorporation of Palmer Ranch Master Property Owners Association, Inc. as amended, (Articles) and the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch (Declaration), as amended, set forth the purposes of and the powers and responsibilities of the Palmer Ranch Master Property Owners Association, Inc. (Master Association). In other words, these documents set forth the scope of authority of the Master Association.

Assisting or acting on behalf of a “Community”, as such term is defined in the Declaration, with regard to a problem or issue, which the Community may have with another party, is beyond the scope of authority of the Master Association as set forth in the Articles and the Declaration.

All requests for such assistance shall be respectfully declined.

A motion by Chris Meyer, seconded by Joel Schemmel to create the Palmer Ranch Board Ambassador Program. Following discussion, the motion was approved unanimously.

B. Noise Complaint-Isles of Sarasota/VillageWalk

On February 6th, the PRMA office was contacted by a member of the Isles of Sarasota community asking that the Board aid the community by requesting sound studies along the I-75 corridor. The Board has historically left this matter to the communities; however, Tracy relayed that she would ask again. At its February 12th meeting, the Advisory Committee unanimously recommended that the Board reiterate its scope of authority in relation to requests from the community to act on their behalf.

This request for assistance from the Master Association will be respectfully declined as such action is beyond the scope of authority of the Master Association as set forth in the Articles and the Declaration.

C. Other

There was no other new business to discuss.

Meeting Schedule

The following Board Meetings will be held at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238 at 3pm.

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- April 25 (Board Workshop with Insurance Services of Sarasota)
- May 23
- July 25
- September 26
- November 21

Adjourn

A motion was made by Dick Beitel, seconded by Rob O'Connor, to adjourn the meeting. The meeting was adjourned at 4:45pm.

Respectfully submitted,

Leatrice Katz
Secretary

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ADDENDUM

Effective immediately, the following association officers will be the designated signers on all checks written on the Association's bank accounts. Two signatures will be required on all checks.

- President: Garry Wharton
- President-Elect: Robert (Bob) Swan
- Vice President: Robert (Rob) O'Connor
- Secretary: Leatrice (Lee) Katz
- Treasurer: Carol Auricchio

Respectfully submitted,

Leatrice Katz
Secretary

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