

**Palmer Ranch Master Property Owners Association, Inc.**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**January 23, 2020**

A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held January 23, 2020, at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238.

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

Trustees absent: Andrea Suarez, Peggy Wells, Rhonda Kapusta and Steve Anderson

Residential members present: Wayne Gold of Sandhill Preserve, Diane Alfano of Arielle, John Hockenberry of Silver Oak Estates, Steve Jeantet of Covenant Life Church and Marianne Bundra of Cobblestone

Members present: Leonard Bundra of Cobblestone and Richard Shoemaker of TPC Prestancia

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

**Convene/Confirmation of Quorum**

President Garry Wharton convened the meeting at 3:00pm, following confirmation of a quorum. It was noted for the minutes that letters of resignation have been received from Mike Hoelzer, Recreational Trustee and Ernie Withers, Commercial/Industrial Trustee, since our last meeting.

**Minutes of previous meeting**

There being no changes, or corrections, the minutes of the November 21, 2019 Board Meeting, were considered approved, as distributed.

**Financial Report**

Tracy Smith provided a recap of the unaudited financial statements for the period ending December 31, 2019.

**Reports**

With the exception of the President's 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 Garry Wharton.
- B. Management Report - Comments provided by Tracy Smith.
- C. Grounds Report - Comments provided by Sue Ambrecht.
- D. Advisory Committee Report - Comments provided by Bob Swan.
- E. Community Relations Committee - Comments provided by Tracy Smith.
- F. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Tracy Smith.

**Old Business**

- A. Other  
There was no other old business to discuss.

**New Business**

- A. Motion by Lee Katz, seconded by Nicholas Spina, to select the filing of IRS Form 1120-H, on behalf of Palmer Ranch Master Property Owners Association, Inc., for the year ended December 31, 2019. Following discussion, the motion passed unanimously.

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- B. Motion by Bob Swan, seconded by Rob O'Connor, to approve an application to Sarasota Traffic Advisory Council (TAC) requesting that the speed limit be lowered on Central Sarasota Parkway and Honore Avenue, from Clark Road to Bay Street from 40mph and from 45mph, respectively. There was consensus in the discussion that more speed enforcement is necessary. Motion failed.
- C. Motion by Bob Swan, seconded by Carol Auricchio to approve the Bike Rack project as noted on the map provided, and to authorize approval of the proposals from UpBeat (Quote SFQ-00038286, dated January 9, 2020 to the amount of \$1,402.04) and Bloomings Landscape & Turf Management, Inc. (Quote dated January 7, 2020 in the amount of \$900.00). Project to be funded through Operating Expense Account #61310-Enhancement Expense. The motion passed unanimously.
- D. Other  
There was no other new business to discuss.

**Community Representatives Discussion**

Comment was made by John Hockenberry of Silver Oak Estates that the Master Association should formally request that the county increase their speed enforcement on the ranch. Wayne Gold, of Sandhill Preserve, supports John Hockenberry's approach.

**Board of Trustees Meeting Schedule**

The 2020 meeting schedule is as follows:

- March 26 (Annual Meeting/Organization Meeting of the Board)
- May 21
- July 23
- September 24
- November 19

All Master Association Meetings will convene at 3pm, at Covenant Life Church, 8490 McIntosh Road, Sarasota

**Adjourn**

Motion by Nicholas Spina, seconded by Rob O'Connor, to adjourn the meeting. The meeting was adjourned at 3:45pm.

Respectfully submitted,

Leatrice Katz  
Secretary