

Palmer Ranch Master Property Owners Association, Inc.
Special Meeting of the Board of Trustees
MINUTES
April 14, 2020

A Special Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 10:00am on April 14, 2020 via teleconference.

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

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

Community Representatives present: Joe Brand, Vineyards at Silver Oak; Anita Wooten, Cobblestone; Tom Weisman, Sandhill Preserve; Margaret Smith, Stonebridge; Rose Wallace, Hammock Preserve; Wayne Gold, Sandhill Preserve; Darren Kaufman, Arbor Lakes; Dan Badgley, Stonebridge; Charles Reith, Mira Lago; Andrew Kingsley, TPC Prestancia.

Member present: Bill Altman, Stoneybrook Golf & Country Club

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

Also in attendance: Aimee Davezac, Hammock Preserve manager; Fred Falkner, The Glenridge.

Convene/Confirmation of Quorum

President Garry Wharton convened the meeting at 10:21am, following confirmation of a quorum.

New Business

A. Palmer Ranch Community Center Project

Garry Wharton provided the board with an update on what has transpired on the Community Center project since the September 26, 2019 meeting of the Board of Trustees, where the Board approved a motion for the Master Association to make a request to Sarasota County to modify the Site Development Plan, which was approved by the county on March 18, 2019, which would reduce the size of the proposed building from 6,500 square feet to 3,250 square feet. The motion also stated that, contingent upon securing approval of the requested modification, the Master Association should proceed to take the necessary actions to determine the cost of construction of the smaller building and, once determined, to submit that cost to the Board for its consideration.

On November 20, 2019, the county approved the requested modification. Contact was then made with Fawley Bryant and ME&S and a request was made to determine the cost of constructing the smaller building. After several meetings and discussions, a proposed cost of construction has been determined.

At the present time, the Master Association has spent \$254,324.10 on the building project. To complete the construction process will cost an additional \$1,962,426.40. This additional amount includes the actual cost of construction of the building of \$1,705,644, the cost of the required site development items and other costs associated with the construction of the building.

Motion by Bob Swan, seconded by Rob O'Connor, that the Palmer Ranch Master Property Owners Association, Inc. (Master Association) in compliance with the Site and Development Plans for PALMER RANCH COMMUNITY CENTER (Plans), approved by Sarasota County on February 22,

Palmer Ranch Master Property Owners Association, Inc.
Special Meeting of the Board of Trustees
MINUTES
April 14, 2020

2019, and in compliance with the Modifications to the Plans, approved by Sarasota County on November 20, 2019, cause to be constructed a 3,250 square foot building (Building) at a cost of \$ 1,962,426.40, and that the President, President-Elect or Vice President of the Board of Trustees (who are authorized members of the sub-committee previously appointed and approved by the Board of Trustees to manage the payments for the Community Center) shall be authorized to execute any necessary contracts, documents, change orders, or other written instruments, on behalf of the Master Association after consultation with, and agreement by, the other two non-signing members, and to report said actions to the Board of Trustees on a regular basis. Following discussion, motion was made by Nicholas Spina, seconded by Carol Auricchio, to table the motion on the floor for a meeting date to be determined. Motion passed unanimously.

Community Representatives Discussion

Comments were made by Fred Falkner and Darren Kaufman that the board was wise to postpone their decision on this matter during these uncertain times and both felt that the Community Center project would be of benefit to the entire Palmer Ranch community.

There being no further business to discuss, motion was made by Nicholas Spina, seconded by Bob Swan, to adjourn the meeting. Meeting adjourned at 11:06am.

Respectfully,

Lee Katz
Secretary