

Palmer Ranch Master Property Owners Association, Inc.
Special Meeting of the Board of Trustees
MINUTES
May 21, 2020

A Special Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on May 21, 2020 via teleconference.

Trustees present: Andrea Suarez, Bob Swan, Carol Auricchio, Chris Meyer, Garry Wharton, Lee Katz, Peggy Wells, Rob O'Connor and Steve Jeantet.

Trustees absent: Dick Beitel, Joel Schemmel, Nicholas Spina, Rhonda Kapusta and Steve Anderson.

Community Representatives present: Andrew Kingsley, TPC Prestancia; Charles Reith, Mira Lago; Jodi Cunnison, Turtle Rock; Oliver Janney, Deer Creek; Tom Weisman, Sandhill Preserve.

Members present: Bill Altman, Stoneybrook Golf & Country Club; Wayne Gold, Sandhill Preserve; Jole Sandblom, Cobblestone.

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 3:02pm, following confirmation of a quorum.

Cancelling the 2020 Annual Members Meeting

Motion was made by Bob Swan, seconded by Lee Katz, to cancel the 2020 Annual Members Meeting. Following discussion, the motion passed unanimously. TASK: Tracy to distribute the 2019/2020 Committee Reports that would've been otherwise distributed at the annual meeting. These reports will be sent to the Community Representatives and will also be added to the Palmer Ranch website.

With the canceling of the 2020 Annual Meeting, Garry announced that his term as president has now concluded and Bob Swan, who has served the past year as president-elect, will chair the remainder of the meeting and will take his seat as the association president. Additionally, Garry expressed his gratitude to Mr. Dick Beitel and Mr. Joel Schemmel for their years of service as board members and acknowledged that their terms have now ended and welcomed our two newest Residential Trustees: Mr. Wayne Gold and Mr. William Altman to the board.

Mr. Bob Swan chaired the remainder of the meeting.

Minutes of Previous Meetings

There being no changes or corrections, the minutes of the January 23, 2020 and April 14, 2020 meetings of the Board of Trustees were considered approved as distributed.

Appointment of Officers

Motion by Chris Meyer, seconded by Peggy Wells, to elect the following offers:

- President Elect: Leatrice (Lee) Katz
- Vice President: Garry Wharton
- Secretary: William Altman
- Treasurer: Carol Auricchio

Motion passed unanimously.

Committee Charters / Member Appointments

A. Advisory Committee

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Motion by Lee Katz, seconded by Wayne Gold, to appoint the following to the Advisory Committee until the next Annual Members Meeting: Bob Swan, Garry Wharton, Carol Auricchio, Peggy Wells, Lee Katz and Kathrin Harris. Motion passed unanimously.

B. Community Center Sub Committee

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 Bob Swan, President-Elect Leatrice (Lee) Katz and Vice President Garry Wharton.

C. Palmer Ranch Watershed / Natural Assets Committee

Motion by Garry Wharton, seconded by Bob Swan, to appoint the following to the Palmer Ranch Watershed / Natural Assets Committee until the next Annual Members meeting:

Committee Chair / Voting Member:

Ken Brinker Stoneybrook G&CC

Voting Members:

<u>Charles Durkin</u>	<u>VillageWalk</u>
<u>Charles Reith</u>	<u>Mira Lago</u>
<u>Cindy Taliaferro</u>	<u>Mira Lago</u>
<u>Joe Polidoro</u>	<u>Turtle Rock</u>
<u>Mary Matteotti</u>	<u>Cobblestone</u>
<u>Oliver Janney</u>	<u>Deer Creek</u>
<u>Rob O'Connor</u>	<u>Stoneybrook G&CC</u>
<u>Roger Stephenson</u>	<u>VillageWalk</u>
<u>Sue Ambrecht</u>	<u>PRMA Staff</u>
<u>Tom Flanagan</u>	<u>Cobblestone</u>
<u>Tracy Smith</u>	<u>PRMA Staff</u>

Non-Voting Members / Professional Consultants:

<u>David Shafer</u>	<u>Shafer Consulting</u>
<u>Jennifer Shafer</u>	<u>Shafer Consulting</u>
<u>Steve Suau</u>	<u>Progressive Water Resources</u>
<u>Russ Hoffman</u>	<u>Beautiful Ponds</u>
<u>John Ryan</u>	<u>Sarasota County</u>
<u>Mollie Holland</u>	<u>Sarasota County</u>
<u>Dr. Abbey Tyrna</u>	<u>UF/IFAS</u>

Motion passed unanimously.

Old Business

There was no old business to discuss.

New Business

A. Secondary Bank for PRMA

Motion by Garry Wharton, seconded by Carol Auricchio, to approve opening the following new accounts at Cadence Bank:

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- 1 - Checking Account (Operations)
- 1 - Money Market Account (Operations)
- 1 - Money Market Account (Reserves)

Once the accounts are opened, all funds currently deposited at SunTrust Bank shall be deposited into their corresponding account at Cadence Bank. Once the full transfers have been made, all bank accounts at SunTrust, in the association's name, shall be closed. Check signers are the five association officers and two signatures are required for all expenditures from the accounts. Following discussion, the motion passed unanimously.

B. Other

There was no other new business to discuss.

Community Representative Discussion

Jodi Cunnison from Turtle Rock inquired about the position of the Master Association as it relates to the development proposed at the northwest corner of Honore Avenue and Palmer Ranch Parkway. Andrea Suarez responded that this is a project that is under contract with Palmer Ranch Holdings, not the Master Association, and will be keeping in character with the Palmer Ranch community.

Oliver Janney from Deer Creek inquired as to how many signatures were required on checks written from the association accounts. It is the policy of the Master Association that the signers are the five officers and two signatures are required on all checks written from the association accounts.

Charles Reith from Mira Lago expressed appreciation that the board renewed the charter for the Palmer Ranch Watershed / Natural Assets Committee and looks forward to continuing the environmental education efforts the association has taken on.

Board of Trustees Meeting Schedule

The meeting schedule for the remainder of 2020 is as follows:

- July 23
- September 24
- November 19

Meetings convene at 3pm; however, due to the current uncertainty associated with the coronavirus pandemic, the meetings will either be held via teleconference or video conference.

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 3:24pm.

Respectfully submitted,
Tracy Smith
Community Manager