

Palmer Ranch Master Property Owners Association, Inc.
Meeting of the Board of Trustees
MINUTES
November 19, 2020

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on November 19, 2020 via ZOOM.

Trustees present: Bob Swan, Carol Auricchio, Garry Wharton, Chris Meyer, Lee Katz, Wayne Gold, Nicholas Spina, Peggy Wells, Rob O'Connor, William Altman, Andrew Kingsley and Andrea Suarez.

Trustees absent: Lisa Meskil & Steve Jeantet

Community Representatives present: Charles Reith, Mira Lago; Darren Kaufman, Arbor Lakes; Helene Horrell, Arielle; Mark Newcombe, Silver Oak Estates; Oliver Janney, Deer Creek; Tom Weisman, Sandhill Preserve

Member present: Kathrin Harris, Turtle Rock; Joe Polidoro, Turtle Rock.

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

Convene/Confirmation of Quorum

President Bob Swan convened the meeting at 3:00pm, following confirmation of a quorum.

Minutes of Previous Meeting

There being no changes or corrections, the minutes of the September 24, 2020 Meeting of the Board of Trustees were considered approved as distributed.

Financial Report for the Period Ending October 31, 2020

Tracy Smith presented the unaudited financial statement for the period ending October 31, 2020.

Reports

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. Management & Community Development Reports - Comments provided by Tracy Smith.
- B. Grounds Report - Comments provided by Sue Ambrecht.
- C. Advisory Committee Report - Comments provided by Lee Katz
- D. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Joe Polidoro.

Old Business

A. Community Center Project

Motion by Garry Wharton, seconded by Bob Swan, to construct a 3,250 square foot building, which was made, seconded and tabled at the Special Meeting held on April 14, 2020, be amended by changing the number in the sixth line thereof from \$1,962,426.40 to \$1,997,195.40. Following discussion, the motion passed as follows: Bob Swan - YES, Carol Auricchio - YES, Garry Wharton – YES; Chris Meyer - YES, Lee Katz - YES, Wayne Gold - YES, Nicholas Spina - YES, Peggy Wells - NO, Rob O'Connor - YES, William Altman - YES, Andrew Kingsley- YES and Andrea Suarez - YES.

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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Motion by Garry Wharton, seconded by Bob Swan, 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, 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 \$1,997,195.40, 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, the motion failed as follows: Andrea Suarez – NO; Andrew Kingsley – NO; Carol Auricchio – NO; Chris Meyer – NO; Garry Wharton – YES; Lee Katz -NO; Nicholas Spina – NO; Peggy Wells – NO; Rob O’Connor – YES; Wayne Gold – NO; William Altman – YES; Bob Swan – NO.

B. New Palmer Ranch Monument Signs

TASK: Staff was asked to itemize the total additional costs associated with the project and to present that information to consideration at the next board meeting.

C. Other

There was no other old business to discuss.

New Business

A. Median Nose End Painting

Motion by Garry Wharton, seconded by Andrea Suarez, to proceed with the painting of the bull noses, as noted on the August 28, 2020 estimate from P.J. Goldman Painting in the amount of \$14,788.00. Funding would be from GL #61310 Enhancements. Following discussion, the motion passed as follows: Bob Swan- YES, Carol Auricchio - YES, Garry Wharton - YES, Chris Meyer - YES, Lee Katz - YES, Wayne Gold - YES, Nicholas Spina - NO, Peggy Wells- YES, Rob O’Connor - YES, William Altman - YES, Andrew Kingsley - YES and Andrea Suarez - YES.

B. Smart Irrigation – Cartridge Upgrade

Motion by Lee Katz, seconded by Andrea Suarez, to approve the upgrade of our smart irrigation controllers from 3G to 4G at a cost of \$20,352.99, to be funded from the Enhancement Expense account. Following discussion, the motion passed unanimously.

C. Conceptually Green

Motion by Lee Katz, seconded by Andrea Suarez, to amend the existing Ornamental Maintenance Contract with Blooming’s Landscape & Turf Management, by reducing the annual amount of their contract by \$18,940.00, by removing the annual Palm Fertilizer Drench, Palm Pesticide Drench and OTC Injection from the contract specifications. Agree to new contracted services with Conceptually Green for the treatment of our exotic palms at a cost of \$22,450.00 annually. Effective date for the contract amendment and new contract would be January 1, 2021. The new contract, with Conceptually Green, would be valid for one-year. Following discussion, the motion passed unanimously.

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D. Other

Carol Auricchio presented a proposal for an alternative use for the Community Center site, a park/preserve. TASK: This proposal will be reviewed by the Advisory Committee.

There was no other new business to discuss.

Community Representative Discussion

Charles Reith, from Mira Lago, expressed his support of Carol Auricchio's proposed use of the Community Center site as a park/preserve.

Board of Trustees Meeting Schedule

The following is the meeting schedule for the 2021 calendar year:

- A. Board Meeting – Thursday, January 28th – 3pm
- B. Annual Members Meeting / Organizational Meeting of the Board – Thursday, March 25th – 3pm
- C. Board Meeting – Thursday, May 20th – 3pm
- D. Board Meeting – Thursday, July 22nd – 3pm
- E. Board Meeting – Thursday, September 23rd – 3pm
- F. Board Meeting- Thursday, November 18th – 3pm

Adjourn

There being no further business to discuss, motion was made by Garry Wharton, seconded by Andrea Suarez, to adjourn the meeting. Meeting adjourned at 4:11pm.

Respectfully submitted,

Tracy Smith
Community Manager