

Palmer Ranch Master Property Owners Association, Inc.
Meeting of the Board of Trustees
MINUTES
January 28, 2021

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on January 28, 2021 via ZOOM.

Trustees present: Bob Swan, Carol Auricchio, Garry Wharton, Chris Meyer, Lee Katz, Bill Altman, Nicholas Spina, Peggy Wells, Steve Jeantet, Andrew Kingsley and Andrea Suarez.

Trustees absent: Wayne Gold, Rob O'Connor and Lisa Meskil.

Community Representatives present: Dan Corey, Arbor Lakes; Mark Newcombe, Silver Oak Estates; Kris Soderman, Plaza de Flores; Belinda Bernard, Marbella; Charles Reith, Mira Lago; Jole Sandbloom, Cobblestone; Oliver Janney, Deer Creek; Tom Weisman, Sandhill Preserve.

Members present: Joe Polidoro, Turtle Rock; Edward McGoey, Mira Lago; Richard Vander Mass, Palmer Square East.

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

Convene/Confirmation of Quorum

President Bob Swan convened the meeting at 3:03pm, following confirmation of a quorum.

Minutes of Previous Meeting

There being no changes or corrections, the minutes of the November 19, 2020 Meeting of the Board of Trustees were considered approved as distributed.

Financial Report for the Period Ending December 31, 2020

Tracy Smith presented the unaudited financial statement for the period ending December 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 Tracy Smith.
- 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. New Palmer Ranch Monument Signs

Staff is still gathering the information requested by the board. This item was tabled until the next board meeting.

B. Other

There was no other old business to discuss.

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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New Business

A. Tax Return to be Filed for the Year Ending December 31, 2020

Motion by Steve Jeantet, seconded by Lee Katz, to select filing IRS Form 1120-H, on behalf of Palmer Ranch Master Property Owners Association, Inc., for the year ended December 31, 2020, subject to the auditors also recommending continuation of this past practice on completion of their audit. Following discussion, the motion passed unanimously.

B. Code of Ethics for Community Association Board Members

Motion by Chris Meyers, seconded by Garry Wharton, to adopt the Model Code of Ethics for Community Association Board Members, as prepared by Community Association Institute. Following discussion, the motion passed unanimously.

C. Arbor Lakes' Request for Delegation of Authority

Motion by Lee Katz, seconded by Bill Altman, to delegate to Arbor Lakes rights granted to it by Article 6.02 of the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch on a permanent basis with the following limiting condition: No structure, landscape, sign, or other work that alters the exterior appearance as seen from Clark Road or Palmer Ranch Parkway East Extension shall be modified without the prior approval of the Master Association. Following discussion, the motion passed unanimously.

D. Request to Sarasota County to add Pickleball Courts to Potter Park

Motion by Lee Katz, seconded by Carol Auricchio, to submit a request, on behalf of the members of Palmer Ranch, to Sarasota County requesting the addition of Pickleball Courts to Potter Park. Following discussion, the motion passed as follows: Bob Swan - YES, Carol Auricchio - YES, Garry Wharton - YES, Chris Meyer - YES, Lee Katz - YES, Bill Altman - YES, Nicholas Spina - YES, Peggy Wells - YES, Steve Jeantet - YES, Andrew Kingsley - YES and Andrea Suarez - NO.

E. Other

Peggy Wells, who is also on the VillageWalk board, provided clarification on the reasoning behind VillageWalk's decision to cut down the low maintenance zones along their community stormwater ponds.

There was no other new business to discuss.

Community Representative Discussion

Member Edward McGoey of Mira Lago inquired if the board considers reducing the assessment when it approves the following year's budget.

Board of Trustees Meeting Schedule

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

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

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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 3:43pm.

Respectfully submitted,

Tracy Smith
Community Manager

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