

**Palmer Ranch Master Property Owners Association, Inc.**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**May 20, 2021**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on May 20, 2021 via ZOOM.

**Trustees present:** Bob Swan, Charles Reith, Chris Meyer, Garry Wharton, Ginny McGee, Lee Katz, Peggy Wells, William Altman, Lisa Meskil and Tami Lansdell.

**Trustee absent:** Nicholas Spina.

**Community Representatives present:** Elizabeth Miller, TPC Prestancia; Jim Harnes, The Hamptons; Johanna Lampert, Cobblestone; Kristine Soderman, Plaza de Flores; Mark Newcombe, Silver Oak Estates; Mike Holland, Isles of Sarasota; Oliver Janney, Deer Creek.

**Members present:** Joe Polidoro, Turtle Rock; Carol Auricchio, Mira Lago; Ken Natoli, Isles of Sarasota.

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

**Convene/Confirmation of Quorum**

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

Lee noted for the minutes that as of May 1<sup>st</sup>, Tami Lansdell replaced Andrea Suarez as the Declarant-appointed Trustee. Additionally, Wayne Gold, Residential Trustee from Sandhill Preserve, resigned from the Board as of May 10<sup>th</sup>. Finally, Andrew Kingsley, Recreational Trustee from TPC Prestancia, accepted another position with Heritage Golf and will be unable to continue serving as a Trustee as of May 17<sup>th</sup>.

**Minutes of Previous Meeting**

Motion by Chris Meyer, seconded by William Altman, to approve the minutes of the March 25, 2021 Organizational Meeting of the Board of Trustees as distributed. Motion passed unanimously.

**Financial Report for the Period Ending April 30, 2021**

Tracy Smith presented the unaudited financial statement for the period ending April 30, 2021.

**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 Garry Wharton
- D. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Joe Polidoro.

**Old Business**

**A. UPDATE: Honore Avenue Phase V / Bay Street Extension Landscape & Irrigation Enhancement Project**

Tracy provided an update on this project.

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**B. Special Edition Newsletter – What is the Palmer Ranch Master Association?**

Motion by Garry Wharton, seconded by Chris Meyer, to amend the tabled motion to: publish the article on What is the Palmer Ranch Master Association, in two (2) parts, in an upcoming On the Ranch Newsletter. Amended motion passed unanimously.

**C. Contract with Magee Signs – Monument Sign Project**

Motion by Bob Swan, seconded by Garry Wharton, to approve the contract between Palmer Ranch Master Property Owners Association, Inc. and Magee Sign Service for the replacement of 6 of our existing monument signs and the removal of the sign on South Honore Avenue, at a cost of \$156,345.80, with funding from Statutory Reserves – #30140. Motion passed unanimously.

**D. Other**

There was no other old business to discuss.

**New Business**

**A. Appoint Residential Trustee to the Board**

On April 6th, Wayne Gold submitted his letter of resignation as a Residential Trustee with an effective date of May 10th. Mr. Gold’s term would have expired at the 2022 Annual Members meeting. Subsequent to the letter of resignation, two Residential Members expressed their interest in serving the remainder of Mr. Gold’s term as a Residential Trustee. The two Members are: Tom Weisman (Sandhill Preserve) and Carol Auricchio (Mira Lago).

Our association attorney, Richard Ulrich, has provided that under Article IV, Section 2, of the Amended Articles of Incorporation which provides in the event of a resignation, the board shall appoint a replacement that shall serve out the unexpired term of the resigned trustee. Accordingly, it does not matter how many people submit their name to be considered, it shall be up to the board to appoint the replacement trustee.

Motion by Peggy Wells, seconded by Charles Reith, to appoint Carol Auricchio as Residential Trustee, to complete the term of office vacated by Wayne Gold. Motion passed unanimously.

**B. Nature Preserve on Palmer Ranch**

Motion by Garry Wharton, seconded by Chris Meyer, to implement the preservation project at the former Community Center site (know referred to as Palmer Ranch Tract 700), which includes: Stantec fees associated with the SCOPE OF SERVICES are as follows:

Task	Description	Amount
2.1	Resource Management Plan Development	\$ 5,000.00
2.2	Initial Treatment of Nuisance/Exotic Vegetation	\$ 39,080.00

In addition, some native plants will need to be added, which we estimate an expenditure of \$10,000.00 for this. Therefore, the all-in budget for this year would be \$54,080.00. Adding a 10% contingency, the total amount would be \$59,488.00. For the ongoing maintenance for the five-year period, we have two

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bids. This will likely be funded through budgeted enhancements. On the high end, Stantec would total \$56,220.00. On the low-end would-be Joe Cooper at \$46,200.00. These bids cover the full 5-years of treatment. Funding for this project would come from Operating Funds #61310 – Enhancements. Garry noted for the minutes that Phase 2 improvements were mentioned, which would turn this project into a park. Should the board desire to move forward to this next phase, there may be additional expenses and steps that may be necessary on the part of the Master Association. Following discussion, the motion passed unanimously.

**C. MRTA – Florida Statutes 720.303(2)(e)**

The Notice of Preservation of Declaration of Protective Covenant, Conditions and Restrictions for Palmer Ranch Under Marketable Record Title Act as Made and Filed by Palmer Ranch Master Property Owners Association, Inc. was recorded in the Official Records of Sarasota County on July 3, 2013, Instrument #2013093194 preserving the Declaration for another 30 years. The Board took no action, as the Declaration remains in effect for approximately 22-23 more years.

**D. Request from Mr. George Rodriguez**

Mr. Rodriguez was unable to submit his written request in time for this meeting; however, he has asked that his request be added to the agenda for the next board meeting.

**E. Other**

There was no other new business to discuss.

**Community Representative Discussion**

Concern was expressed by several Representatives over the number of Sandhill Cranes who have been killed in areas of the property in recent weeks, primarily due to drivers who are speeding. TASK: PRMA staff was tasked with requesting Speed Enforcement signage through Sarasota County.

Jim Harnes from The Hamptons asked if there were any current discussions going on between the Master Association, Sarasota County and The Hamptons. TASK: PRMA staff was asked to follow up with Mr. Harnes.

**Board of Trustees Meeting Schedule**

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

- A. Board Meeting – Thursday, July 22nd – 3pm
- B. Board Meeting – Thursday, September 23rd – 3pm
- C. Board Meeting- Thursday, November 18th – 3pm

**Adjourn**

There being no further business to discuss, motion was made by Garry Wharton, seconded by Bill Altman, to adjourn the meeting. Meeting adjourned at 3:53pm.

Respectfully submitted,

Tracy Smith  
Community Manager

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