

Palmer Ranch Master Property Owners Association, Inc.
Meeting of the Board of Trustees
MINUTES
November 18, 2021

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on November 18, 2021 via ZOOM.

Trustees present: Bob Swan, Carol Auricchio, Charles Reith, Chris Meyer, Garry Wharton, Lee Katz, Nicholas Spina, Peggy Wells, William Altman.

Trustees absent: Elizabeth Miller, Lisa Meskil and Tami Lansdell.

Community Representatives present: Deirdre Cronin, Turtle Rock; Johanna Lampert, Cobblestone; Mark Newcombe, Silver Oak Estates; Mike Holland, Isles of Sarasota; Oliver Janney, Deer Creek; Thomas Cunningham, VillageWalk; Thomas Weisman, Sandhill Preserve.

Member present: Kathrin Harris, Turtle Rock.

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 3:01pm, following confirmation of a quorum.

Minutes of Previous Meeting

There being no changes or corrections, the minutes of the September 23, 2021 Board of Trustees meeting were approved as distributed.

Community Representative Input – Agenda Items

No comments.

Financial Report for the Period Ending September 30, 2021

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

Reports

With the exception of the President's Report, 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. President's Report – Comments provided by Lee Katz
- B. Management & Community Development Reports - Comments provided by Tracy Smith.
- C. Grounds Report - Comments provided by Sue Ambrecht.
- D. Advisory Committee Report - Comments provided by Garry Wharton
- E. Palmer Ranch Watershed/Natural Assets Committee - Comments provided by Tracy Smith.

Old Business

A. Other

There was no old business to discuss.

New Business

A. Appoint Residential Trustee to the Board

Motion by Garry Wharton, seconded by Carol Auricchio, to appoint Thomas (Tom) Weisman of Sandhill Preserve, as Residential Trustee to the Board, for the remainder of the term vacated by Ginny McGee. Motion passed unanimously.

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.'

Palmer Ranch Master Property Owners Association, Inc.
Meeting of the Board of Trustees
MINUTES
November 18, 2021

B. Employee Evaluation Form

Motion by Nicholas Spina, seconded by William Altman, to utilize the Annual Employee Performance Review Form for annual evaluations for all employees of the Palmer Ranch Master Association. Motion passed unanimously.

C. Employee Self Review Form

Motion by Peggy Wells, seconded by Nicholas Spina, to utilize the Annual Employee Self-Review Form for the annual evaluations of all employees of the Palmer Ranch Master Association. Motion passed unanimously.

D. Resolution / Non-Statutory Reserves

Due to last minute complications, this item will be discussed at a future meeting, with a date to be determined.

E. Request from The Hamptons – Stormwater Pond

Motion by Garry Wharton, seconded by William Altman, to decline the request of The Hamptons regarding the stormwater pond. Following discussion, the motion passed unanimously.

F. Other

There was no other new business to discuss.

Community Representative Discussion

Tom Cunningham of VillageWalk asked for an update on the status of plans to develop Palmer Ranch Parcel B8 (NW Honore / Palmer Ranch Parkway) and as well as Sarasota County's plans to patch/resurface Honore Avenue. Tracy provided that site development plans for Parcel B8 are unknown at this time; however, there is activity on the site as the B8 dirt was sold for the Shoppes at Palmer Ranch project. Further, Sarasota County plans to resurface Honore Avenue (Clark Road to Central Sarasota Parkway) in their 2022 fiscal year, subject to available funding.

Board of Trustees Meeting Schedule

The following is the meeting schedule for the 2022 calendar year, with each meeting convening at 3pm:

- Board Meeting – January 27 – 3pm
- Annual Member's Meeting / Organizational Meeting of the Board – March 24 – 3pm
- Board Meeting – May 19 – 3pm
- Board Meeting – July 28 – 3pm
- Board Meeting – September 22 – 3pm
- Board Meeting – November 17 – 3pm

Adjourn

There being no further business to discuss, motion was made by Garry Wharton, seconded by Nicholas Spina, to adjourn the meeting. Meeting adjourned at 3:31pm.

Respectfully submitted,

Peggy Wells
Secretary

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.'