

**Palmer Ranch Master Property Owners Association, Inc.**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**January 27, 2022**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held at 3:00pm on January 27, 2022 via ZOOM.

**Trustees present:** Bob Swan, Carol Auricchio, Charles Reith, Chris Meyer, Elizabeth Miller, Garry Wharton, Lee Katz, Lisa Meskil, Nicholas Spina, Peggy Wells, Tami Lansdell, Thomas Weisman and William Altman.

**Community Representatives present:** Bob Baarson, Vineyards at Silver Oak; Kris Soderman, Plaza de Flores; Mike Holland, Isles of Sarasota; Oliver Janney, Deer Creek; Tammy Horner, Plaza de Flores; Thomas Cunningham, VillageWalk.

**Member present:** Joe Polidoro, 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 3:00pm, following confirmation of a quorum.

**Minutes of Previous Meeting**

There being no changes or corrections, the minutes of the November 18, 2021 Board of Trustees meeting were approved as distributed.

**Community Representative Input – Agenda Items**

No comments.

**Financial Report for the Period Ending December 31, 2021**

Tracy Smith presented the unaudited financial statement for the period ending December 31, 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 Joe Polidoro.

**Old Business**

**A. Other**

Carol inquired about the plans to relaunch the Palmer Ranch Social, Sporting & Business Club initiative, which is anticipated to commence this fall.

There was no other old business to discuss.

**New Business**

**A. Tax Return to be Filed for Year Ending December 31, 2021**

Motion by Nicholas Spina, seconded by Chris Meyer, to select filing IRS Form 1120-H, on behalf of Palmer Ranch Master Property Owners Association, Inc., for the year ended December 31, 2021, subject to the

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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auditor's recommending continuation of this past practice on completion of their audit. Following discussion, the motion passed unanimously.

**B. Other**

There was no other new business to discuss.

**Community Representative Discussion**

Tom Cunningham of VillageWalk noted VillageWalk is preparing a petition to Senator Joseph Gruters to request a sound wall along I-75 from Clark Road to SR681. Several Palmer Ranch communities are also participating in this petition.

Bob Baarson of Vineyards at Silver Oak asked about Sarasota County's plans to patch/resurface Honore Avenue and also asked if PRMA had plans to clean the sidewalks as well as resurfacing of the traffic signals within Palmer Ranch. Tracy provided Sarasota County plans to resurface Honore Avenue (Clark Road to Central Sarasota Parkway) in their 2022 fiscal year, subject to available funding. PRMA does not make it a practice to clean county sidewalks. Reserves are in place to resurface traffic signals on the property, which is coordinated with the county. There are some signals on Honore Avenue that are due to be addressed; however, the project has not started due to construction in the area.

**Board of Trustees Meeting Schedule**

The following is the meeting schedule for the 2022 calendar year, with each meeting convening at 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 William Altman, to adjourn the meeting. Meeting adjourned at 3:38pm.

Respectfully submitted,

Peggy Wells  
Secretary