

**Palmer Ranch Master Property Owners Association, Inc.**  
**Organizational Meeting of the Board of Trustees**  
**MINUTES**  
**March 23, 2023**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held immediately following the Annual Members Meeting on March 23, 2023, via Zoom.

**Trustees present:** Carol Auricchio, Cynthia Dopjera, Garry Wharton, Lee Katz, Nicholas Spina, Elizabeth Miller, Tami Lansdell, Charles Reith, Richard Beitel, Martha Sherman, and Roger Stephenson.

**Trustees absent:** Christopher Meyer and Lisa Meskill

**Community Representatives present:** Bob Baarson, The Vineyards at Silver Oak; Brian Farrell, Stonebridge; Burton Raimi, Deer Creek; Charles Reith, Mira Lago; Daniel Corey, Arbor Lakes; Dwight Morrison, Silver Oak Estates; Elizabeth Miller, TPC Prestancia; Frank Frey, VillageWalk; Johanna Lampert, Cobblestone; Susann Ambrecht, Promenade; Tami Lansdell, Palmer Park of Commerce and Palmer Park Plaza.

**Community Members present:** John Power, Sandhill Preserve; Scott Deahna, VillageWalk; Thomas Weisman, Sandhill Preserve.

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

**Guest present:** Ben Quartermaine of Stantec Consulting Services, Inc.

**Convene/Confirmation of Quorum**

Following confirmation of a quorum, meeting was convened at 4:13pm by Lee Katz, Board President.

**Minutes of Previous Meeting**

There being no changes or corrections, the minutes of the January 26, 2023, Meeting of the Board of Trustees were approved as distributed.

**Community Representative Input – Agenda Items**

No comments.

**Appointment of Officers**

In accordance with Article VIII, Section 5 of the By-Laws of Palmer Ranch Master Property Owners Association, Inc., Lee Katz's term as President began with the commencement of this meeting.

Motion by Carol Auricchio, seconded by Charles Reith, to appoint the following officers: President Elect – Richard Beitel; Vice President – Garry Wharton; Secretary – Carol Auricchio; Treasurer – Christopher Meyer. Following discussion, the motion passed unanimously.

**Committee Charters / Member Appointments**

**A. Advisory Committee**

Motion by Carol Auricchio, seconded by Roger Stephenson, to renew the existing Advisory Committee charter and to appoint the following members to the Advisory Committee until the 2024 Annual Members Meeting: Lee Katz, Richard Beitel, Garry Wharton, Carol Auricchio, Christopher Meyer, Kathrin Harris, and Scott Deahna. Following discussion, the motion passed unanimously.

**B. Palmer Ranch Watershed & Natural Assets Committee**

Motion by Garry Wharton, seconded by Martha Sherman, to renew the Palmer Ranch Watershed & Natural Assets Committee Charter, and to appoint the following to the Palmer Ranch Watershed & Natural Assets Committee until the 2024 Annual Members meeting:

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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- Committee Chair / Voting Member – Joe Polidoro, Turtle Rock
- Voting Members:
  - Barbara Scissors, Sandhill Preserve
  - Charles Durkin, VillageWalk
  - Charles Reith, Mira Lago
  - Cindy Taliaferro, Mira Lago
  - Michelle van Schouwen, Turtle Rock
  - Nicholas Spina, Wellington Chase
  - Oliver Janney, Deer Creek
  - Roger Stephenson, VillageWalk
  - Sue Ambrecht, PRMA Staff
  - Tracy Smith, PRMA Staff
- Non-Voting Members / Professional Consultants:
  - David Shafer, Shafer Consulting
  - Jennifer Shafer, Shafer Consulting
  - Steve Suau, Progressive Water Resources
  - Russ Hoffman, Beautiful Ponds
  - Mollie Holland, Sarasota County
  - Dr. Abbey Tyrna, Suncoast Waterkeepers
  - Brian Lutz, Sarasota County

Motion passed unanimously.

### **Old Business**

There was no old business to discuss.

### **New Business**

**a. Findings from Stantec’s Silt Removal Study of South Creek**

Motion by Carol Auricchio, seconded by Roger Stephenson, to approve work noted on proposal from Postma Land Service, LLC, dated January 29, 2023, in the amount of \$52,500.00 to be paid using the following Reserve Funds:

- Spot #1 – Restoration Area C - Reserve Account #30179 - \$25,000.00
- Spot #2 – Restoration Area F – Reserve Account #30177 - \$25,000.00
- Spot #3 – Restoration Area H – Reserve Account #30182 - \$2,500.00

Ben Quartermaine provided information on this project and answered questions. Following discussion, the motion passed unanimously.

Motion by Garry Wharton, seconded by Martha Sherman, to approve work noted on proposal from Rick Richards, Inc. dated March 13, 2023, in the amount not to exceed \$17,500.00 to be paid using Reserve Account #30181, for Restoration Area G.

Ben Quartermaine provided information on this project and answered questions. Following discussion, the motion passed unanimously.

**b. Enhancement Project – Honore Avenue Phase V / Bay Street Extension – Florida Power & Light**

Motion by Martha Sherman, seconded by Tami Lansdell, to approve the purchase of materials from Florida Power & Light in an amount not to exceed \$32,000 for the Honore Avenue Phase V / Bay Street

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Extension Enhancement Project. Funding from Operating Account #61310 – Enhancements. Following discussion, the motion passed unanimously.

**c. Park Benches**

Motion by Tami Lansdell, seconded by Garry Wharton, to approve the expense to remove and replace 3 park benches:

- Park benches – Anova - \$910.00 each, plus shipping & handling
- Removal of existing bench / build and install new bench – Blooming’s Landscape & Turf Management - \$300.00 each.

Funding from Reserves Account #30175. Motion passed unanimously.

**d. Third Palmer Ranch Environmental Fair**

Motion by Roger Stephenson, seconded by Tami Lansdell, to authorize the Palmer Ranch Watershed & Natural Assets Committee to spend up to \$750.00 for the Third Palmer Ranch Environmental Fair scheduled for Thursday, November 9, 2023. These monies shall be spent using Operating Account #60150 – Meetings & Travel. Motion passed unanimously.

**e. Other**

There was no other new business to discuss.

**Community Representative Discussion**

There was no Community Representative discussion.

**Board of Trustees Meeting Schedule**

The following is the meeting schedule for the remainder of the 2023 calendar year, with each meeting convening at 3pm:

- a. Board Meeting – May 18th
- b. Board Meeting – July 27th
- c. Board Meeting – September 28th
- d. Board Meeting – November 16th

**Adjourn**

There being no further business to discuss, motion was made by Garry Wharton, seconded by Tami Lansdell, to adjourn the meeting. Meeting adjourned at 5:08pm.

Respectfully submitted,

Carol Auricchio  
Secretary