

**Palmer Ranch Master Property Owners Association, Inc.**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**May 18, 2023**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on May 18, 2023, via Zoom.

**Trustees present:** Carol Auricchio, Charles Reith, Christopher Meyer, Cynthia Dopjera, Leatrice Katz, Lisa Meskill, Martha Sherman, Richard Beitel, Roger Stephenson, and Tami Lansdell.

**Trustee absent:** Elizabeth Miller

**Community Representatives present:** Brian Wachter, Sandhill Preserve; Charles Stengel, Hammock Preserve; Dwight Morrison, Silver Oak Estates; Frank Frey, VillageWalk; Hilda Frignito, Huntington Pointe; Mike Holland, Isles of Sarasota; Russ Gill, Turtle Rock.

**Community Members present:** Scott Deahna, VillageWalk; Dennis Hudson, Hammock Preserve; Joe Polidoro, Turtle Rock.

**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 3:04pm by Lee Katz, Board President. Lee noted the passing of two of our Trustees, Garry Wharton and Nicholas Spina.

**Minutes of Previous Meeting**

Motion by Martha Sherman, seconded by Roger Stephenson, to approve the minutes of the March 23, 2023, Organizational Meeting of the Board of Trustees as amended. Motion passed unanimously.

**Community Representative Input – Agenda Items**

No comments.

**Financial Report for the Period Ending April 30, 2023**

Tracy Smith presented the unaudited financial statement for the period ending April 30, 2023.

**Reports**

Except for the President's Report, reports were provided to the Board prior to the meeting. Each report was referenced and an opportunity to provide updates or ask questions was given.

- a. President's Report – Comments provided by Lee Katz
- b. Management Report was provided by Tracy Smith
- c. Community Development Report was given by Tracy Smith
- d. Grounds Report provided by Sue Ambrecht
- e. Advisory Committee Report was given by Richard (Dick) Beitel.
- f. Palmer Ranch Watershed / Natural Assets Committee Report was provided by Joe Polidoro.

**Old Business**

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

Motion by Richard Beitel, seconded by Martha Sherman, to authorize the additional \$11,990.76 expense with Postma Land Service, with funds to be equally dispersed from the following Reserve Accounts:

- Restoration Area C - Reserve Account #30179
- Restoration Area F – Reserve Account #30177

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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- Restoration Area H – Reserve Account #30182  
Following discussion, the motion passed unanimously.

**b. Other**

There was no old business to discuss.

**New Business**

**a. MRTA – Florida Statutes 720.303**

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 will remain in effect for approximately 20 more years.

**b. Appoint Vice President**

Motion by Charles Reith, seconded by Richard Beitel, to appoint Roger Stephenson to the vacant office of Vice President for the unexpired term thereof. Motion carried unanimously.

**c. Advisory Committee Changes**

Considering Roger Stephenson's appointment as Vice President, and the restrictions on the number of community members who can service on a committee at the same time, motion was made by Richard Beitel, seconded by Charles Reith, to appoint Roger Stephenson of VillageWalk to the Advisory Committee, replacing Scott Deahna, until the next Annual Members Meeting. Motion passed unanimously.

**d. 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 – July 27th
- b. Board Meeting – September 28th
- c. Board Meeting – November 16th

**Adjourn**

There being no further business to discuss, a motion was made by Tami Lansdell, seconded by Roger Stephenson, to adjourn the meeting. Meeting adjourned at 4:02pm.

Respectfully submitted,

Carol Auricchio  
Secretary