

Palmer Ranch Master Property Owners Association, Inc.
Meeting of the Board of Trustees
MINUTES
July 27, 2023

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on July 27, 2023, via Zoom.

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

Trustee absent: Christopher Meyer

Community Representatives present: Brian Wachter, Sandhill Preserve; Charles Stengel, Hammock Preserve; Daniel Corey, Arbor Lakes; Dwight Morrison, Silver Oak Estates; Hilda Frignito, Huntington Pointe; Kathrin Harris, Turtle Rock; Russ Gill, Turtle Rock.

Community Members present: Bob Swan, Prestancia; Dennis Hudson, Hammock Preserve; Alan Gould, Mira Lago; Barbara Scissors, Sandhill Preserve; Matthew Montavon, Stonebridge; Christian Trani, The Shoppes at Palmer Ranch.

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

Convene/Confirmation of Quorum

Following confirmation of a quorum, meeting was convened at 3:02pm by Lee Katz, Board President.

Minutes of Previous Meeting

There being no changes or corrections, the minutes of the May 18, 2023, meeting of the Board of Trustees were considered approved as distributed.

Community Representative Input – Agenda Items

Brian Wachter of Sandhill Preserve expressed concerns about the silt removal work recently completed within areas of South Creek had not been completed and there may be additional areas to be done. Before the silt removal project was closed, and the vendor paid, staff had confirmed with Stantec Consulting Services that all contracted silt removal work was complete and that no other areas of silt removal were needed within South Creek.

Financial Report for the Period Ending June 30, 2023

Tracy Smith presented the unaudited financial statement for the period ending June 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 Tracy Smith.

Old Business

- a. **South Creek – Clearing around weir structures (Requesting amendment to existing Board approval)**

Motion by Cynthia Dopjera, seconded by Roger Stephenson, to amend the Board's prior approval by authorizing Aquatic Conservation, Inc., to perform the work as noted on their proposal, at a cost of

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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\$11,500.00, with equal funding from Reserve Accounts #30179 Stormwater / Groundwork Management – Restoration Area C and Reserve Account #30181 Stormwater / Groundwork Management – Restoration Area G. This authorization is in lieu of the approval granted to Rick Richards, Inc., at the March 23, 2023, Board meeting. Motion passed unanimously.

b. Other

Roger Stephenson inquired about having future Board of Trustees meetings held in a combination of in-person and virtual format. TASK: PRMA staff will research locations and options available.

There was no other old business to discuss.

New Business

a. Appoint Residential Trustees to the Board

Motion by Carol Auricchio, seconded by Roger Stephenson, to appoint Dennis Hudson of Hammock Preserve and Robert (Bob) Swan of Prestancia to fill the unexpired terms of Garry Wharton and Nicholas Spina respectively. Following discussion, the motion passed unanimously.

b. Appoint Commercial/Industrial Trustees to the Board

Motion by Carol Auricchio, seconded by Richard Beitel, to appoint Steve Kern (General Manager, Mercedes Benz of Sarasota) and Christian Trani (Director of Asset Management, WMG Development) as Commercial-Industrial Trustees until the 2024 Annual Members Meeting. Following discussion, the motion passed unanimously.

c. Development Coordination by PRMA Office

Motion by Carol Auricchio, seconded by Richard Beitel, to deny the request for the Master Association to coordinate new development projects. Charles Reith recommended the Master Association be involved in evaluating and potentially opposing development in and around the Ranch that may negatively impact the residents of Palmer Ranch. He specifically mentioned the proposed Sarasota Square project, which is not on Palmer Ranch. The PRMA office distributes notices of Neighborhood Workshops as well as Public Hearings for proposed development both on and around the ranch. There is also the Community Development Update, which is reviewed at each Board meeting and is available to any Member upon request. The only additional role PRMA takes on is any necessary coordination with the developer for irrigation/electrical lines that may be present as well as any maintenance and enhancements that may need to be addressed when the parcel is developed. It has long been the Board's position that the Master Association does not have the scope of authority to oppose or support any development on/around the ranch, given the Master Association represents all its 14,000 households, as well as the Commercial/Industrial and Recreational Members. Following discussion, the motion passed unanimously.

c. Grounds Contracts 2024-2025 Calendar Years

Motion by Bob Swan, seconded by Richard Beitel, to approve the following contracts:

- Blooming's Landscape & Turf Management
 1. Ornamental Maintenance Phase 1 – two-year contract, commencing on January 1, 2024, in the amount of \$248,616.00 per calendar year.
 2. Turf Maintenance Phase 1 - two-year contract, commencing on January 1, 2024, in the amount of \$374,079.60 per calendar year.

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3. Fertilization & Pest Control Phase 1 - two-year contract, commencing on January 1, 2024, in the amount of \$214,698.00 per calendar year.
 4. Fertilization & Pest Control Phase 2 - two-year contract, commencing on January 1, 2024, in the amount of \$9,360.00 per calendar year.
 5. Dedicated Landscape Personnel - two-year contract, commencing on January 1, 2024, in the amount of \$56,980.00 per calendar year.
 6. Irrigation Maintenance – Area C - two-year contract, commencing on January 1, 2024, in the amount of \$37,632.00 per calendar year.
- Mainscape, Inc.
 1. Ornamental Maintenance – Phase 2 – two-year contract, commencing January 1, 2024, in the amount of \$2,012.64 per calendar year.
 2. Turf Maintenance – Phase 2 – two-year contract, commencing January 1, 2024, in the amount of \$78,624.00 per calendar year.
 3. Irrigation Maintenance – Area D – two-year contract, commencing on January 1, 2024, in the amount of \$7,488.00 per calendar year.
 - Exotic Palm Maintenance
 1. Dunnington Enterprise, Inc. DBA Conceptually Green – two-year contract, commencing January 1, 2024, in the amount of \$21,000.00 per calendar year.
 - American Irrigation, LLC
 1. Irrigation Maintenance – Area A - two-year contract, commencing on January 1, 2024, in the amount of \$39,300.00 per calendar year.
 - Irrigation Design Associates, Inc.
 1. Irrigation Maintenance – Area B - two-year contract, commencing on January 1, 2024, in the amount of \$42,714.00 per calendar year.
 - Aquatic Conservation, Inc.
 1. Aquatic Weed Control – Phase 1 – two-year contract, commencing on January 1, 2024, in the amount of \$189,360.00 per calendar year.
 2. Aquatic Weed Control – Phase 2 – two-year contract, commencing on January 1, 2024, in the amount of \$42,648.00 per calendar year.
 - R.B. Owens Electric, Inc.
 1. Landscape Lighting Inspections – two-year contract, commencing on January 1, 2024, in the amount of \$9,480.00 per calendar year.

Following discussion, the motion passed unanimously.

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Meeting of the Board of Trustees
MINUTES
July 27, 2023

d. Restoration Area H – Brazilian pepper clearing.

Motion by Cynthia Dopjera, seconded by Martha Sherman, to authorize Aquatic Conservation, Inc. to clear and treat Brazilian pepper from Restoration Area H at a cost of \$1,800.00, with funding from Reserves Account #30182 Stormwater / Groundwork Management – Restoration Area H. Following discussion, the motion passed unanimously.

e. South Creek Silt Removal – Additional areas to be addressed.

Master Association staff consulted with Stantec engineers who found there were no additional areas of silt removal required within South Creek.

f. Other

It was noted for the record, Christopher Meyer has resigned as the Treasurer for the Master Association, due to personal reasons. Motion by Elizabeth Miller, seconded by Carol Auricchio, to appoint Cynthia Dopjera as Treasurer until the 2024 Annual Members meeting. Motion passed unanimously.

Considering Cynthia Dopjera's appointment as Treasurer, motion was made by Elizabeth Miller, seconded by Richard Beitel, to appoint Cynthia Dopjera of Stoneybrook Golf & Country Club to the Advisory Committee, replacing Christopher Meyer, until the next Annual Members Meeting. Motion passed unanimously.

a. Other

Carol Auricchio recommended staff investigate possible insurance coverage for the damage sustained to the Honore Avenue controller due to lightning strike, as referenced in the Grounds Report presented at today's meeting. TASK: PRMA staff will investigate available coverage in the PRMA property insurance policy.

There was no other new business to discuss.

Community Representative Discussion

Brian Wachter of Sandhill Preserve relayed their community had submitted a request to the Sarasota County Traffic Advisory Council for pedestrian crossing signage at the Central Sarasota Parkway / Honore Avenue roundabout.

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 – September 28th
- b. Board Meeting – November 16th

Adjourn

There being no further business to discuss, a motion was made by Carol Auricchio, seconded by Roger Stephenson, to adjourn the meeting. The meeting was adjourned at 4:06pm.

Respectfully submitted,

Carol Auricchio
Secretary