

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
January 18, 2024

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on January 18, 2024, via Zoom.

Trustees present: Bob Swan, Dennis Hudson, Elizabeth Miller, Lee Katz, Lisa Meskil, Martha Sherman, Mike Holland, Richard Beitel, Roger Stephenson (arriving at 3:30pm), and Tami Lansdell.

Trustees absent: Carol Auricchio, Charles Reith, Christian Trani, Cynthia Dopjera, and Steve Kern.

Community Representatives present: Bob Baarson, Vineyards at Silver Oak; Brian Wachter, Sandhill Preserve; Casey Stengel; Hammock Preserve; Daniel Corey, Arbor Lakes; Hilda Frignito, Huntington Pointe; Johanna Lambert, Cobblestone; Susann Ambrecht, Promenade; Thomas Cunningham, VillageWalk; Tami Lansdell, Palmer Park of Commerce & Palmer Park Plaza.

Community Members present: Al Gould, Mira Lago; Barbara Scissors, Sandhill Preserve; Frank DeMartino, Mira Lago; Joe Polidoro, Turtle Rock; John Power, Sandhill Preserve; Michelle van Schouwen, Turtle Rock; Ron Pederson, Stoneybrook Golf & Country Club; Tom Gaskill, Mira Lago.

Palmer Ranch Master Association staff in attendance: Tracy Smith, Sue Ambrecht, and Joyce Kramer

Convene/Confirmation of Quorum

Following confirmation of a quorum, meeting convened at 3:09pm by Lee Katz, Board President.

Minutes of Previous Meeting

There being no changes or corrections, the minutes of the November 16, 2023, meeting of the Board of Trustees were considered approved as distributed.

Community Representative Input – Agenda Items

None.

Financial Report for the Period Ending December 31, 2023

The financials for the year ending December 31, 2023 were not yet available as the Master Association is still waiting on final statements and invoicing. Tracy will forward a copy of the unaudited financials to the Board once they are available.

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. Tracy Smith provided the Management Report, noting the following for the record:
 - a. AGENDA ITEM: Brazilian Pepper Removal Project – Land Owned by PRMA - will not be discussed at this meeting. It is the intent for PRMA staff to provide the Board with options for these two projects in advance of the budget prep for 2025.
 - b. UPDATE: In Person/Zoom Board Meetings. Offering the option to attend in person/Zoom board meetings needs to be a Board vote, the earliest of which being the March Organizational Meeting to approve having hybrid meetings, given the threats made against the two facilities available for PRMA Board meetings.
 - c. Pursuing a Board Resolution / Agreement Requiring Subassociations on Palmer Ranch to Name PRMA as Additional Insured. This matter will also require a Board vote, the earliest of which

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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would be the March Organizational Meeting. There will be a need for considerable outreach to the community for this endeavor.

- d. February 1st Palmer Ranch President's Summit has been cancelled due to lack of participation.
- c. Tracy Smith gave Community Development Report
- d. Grounds Report provided by Sue Ambrecht
- e. The Advisory Committee Report was given by Richard (Dick) Beitel.
- f. Palmer Ranch Watershed / Natural Assets Committee Report was provided by Michelle van Schouwen.

Old Business

- a. **Brazilian Pepper Removal Project – Land Owned by PRMA**
The Board will not be voting on this project as PRMA staff is in the process of gathering additional information.
- b. **Other**
There was no other old business to discuss.

New Business

- a. **Appointment to the Ad Hoc Committee to Review PRMA Employee Benefits**
Motion by Mike Holland, seconded by Martha Sherman, to appoint Roger Stephenson to the Ad Hoc Committee to Review PRMA Employee Benefits. Motion passed unanimously.
- b. **Re-Launch the Board Ambassador Program**
Motion by Roger Stephenson, seconded by Martha Sherman, to reinstate the Board Ambassador Program. Following discussion, the motion passed unanimously.
- c. **Hybrid Board Ambassador Program**
Motion by Roger Stephenson, seconded by Dick Beitel, to institute a Hybrid Board Ambassador Program where every PRMA Officer would be assigned to two PRMA Trustees to foster more open discussion during Board Meetings. Following discussion, the motion passed unanimously.
- d. **Appointing Commercial / Industrial Trustee**
Motion by Martha Sherman, seconded by Dennis Hudson, to appoint Scott Christy (Owner, Christian Brothers Automotive) as a Commercial / Industrial Trustee to fill the current vacant position on the Board of Trustees. Motion passed unanimously.
- e. **Create a Formal CERT Team for PRMA**
Motion by Roger Stephenson, seconded by Dick Beitel, to create a CERT Team for Palmer Ranch Master Association. Following discussion, the motion passed as follows:
Bob Swan - YES, Dennis Hudson - YES, Elizabeth Miller- YES, Lee Katz - YES, Lisa Meskil - YES, Martha Sherman - ABSTAIN, Mike Holland - YES, Richard Beitel - YES, Roger Stephenson - YES, and Tami Lansdell - YES.
- f. **Contracts Awarded to Mainscape for 2024-2025**
Motion by Roger Stephenson, seconded by Dick Beitel, to to rescind the following contracts granted to Mainscape, Inc.:
 - a) Ornamental Maintenance - Phase 2 - two-year contract, commencing January 1, 2024, in the amount of \$2,012.64 per calendar year.

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b) Turf Maintenance - Phase 2 - two-year contract, commencing January 1, 2024, in the amount of \$78,624.00 per calendar year.

c) Irrigation Maintenance - Area D - two-year contract, commencing on January 1, 2024, in the amount of \$7,488.00 per calendar year.

Following discussion, the motion passed unanimously.

Motion by Dick Beitel, seconded by Scott Christy, to award the following award the following contracts to Blooming's Landscape & Turf Management:

a) Ornamental Maintenance - Phase 2 - two-year contract, commencing January 1, 2024, in the amount of \$10,560.00 per calendar year.

b) Turf Maintenance - Phase 2 - two-year contract, commencing January 1, 2024, in the amount of \$59,766.40 per calendar year.

c) Irrigation Maintenance - Area D - two-year contract, commencing on January 1, 2024, in the amount of \$8,832.00 per calendar year.

g. Appoint Ad Hoc Committee to Nominate PRMA Officers for 2024-2025

Motion by Martha Sherman, seconded by Roger Stephenson, to appoint an Ad Hoc Committee for the purpose of nominating PRMA Officers for 2024-2025. Following discussion, the motion passed unanimously.

Motion by Mike Holland, seconded by Martha Sherman, to appoint the following Members to this new Ad Hoc Committee:

1. Dennis Hudson – Resident Trustee, Hammock Preserve
2. Martha Sherman – Residential Trustee, Sandhill Preserve
3. Scott Christy – Commercial/Industrial Trustee, Christian Brothers Automotive

Following discussion, the motion passed unanimously.

h. Palmer Ranch Natural Assets Forum

Motion by Roger Stephenson, seconded by Mike Holland, to approve the creation of the Palmer Ranch Natural Assets Forum. Following discussion, the motion passed unanimously.

i. Other

There was no other new business to discuss.

Community Representative Discussion

Thomas Cunningham of VillageWalk recommended the Master Association form a Political Action Committee to share information on pending legislation relevant to community associations. Further, Mr. Cunningham recommended the PRMA Board invite Florida House Representative Fiona McFarland, Florida House Representative Joe Gruters and/or Sarasota County Commissioner Joe Nuender to speak to the Palmer Ranch Community Presidents.

Board of Trustees Meeting Schedule for the remainder of 2024 – held on the following dates at 3pm

- March 21st - Annual Members Meeting followed by the Organizational Meeting of the Board
- May 16th - Board Meeting

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- July 18th - Board Meeting
- September 19th – Board Meeting
- November 21st - Board Meeting

Adjourn

There being no further business to discuss, a motion was made by Tami Lansdell, seconded by Mike Holland, to adjourn the meeting. The meeting adjourned at 4:35pm.

Respectfully submitted,

Tracy Smith
Community Manager