

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

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on July 18, 2024, at Stoneybrook Golf & Country Club, with an opportunity for participants to join either in person or via Zoom.

Trustees present (In Person): Dennis Hudson, Leatrice (Lee) Katz, Martha Sherman, Richard (Dick) Beitel, Roger Stephenson, Scott Christy, and Tami Lansdell.

Trustees present (Zoom): Carol Auricchio, Jessica Moore, John Power, Lisa Meskil, and Michael Holland.

Trustees absent: Charles Reith, Elizabeth Miller, and Robert (Bob) Swan.

Community Representatives present (In Person): Kathrin Harris, Turtle Rock and Paul Heggie, Sandhill Preserve.

Community Representatives present (Zoom): Joseph Rosenthal, VillageWalk; Charles Stengel; Hammock Preserve; Cathy Malear, Vineyards at Silver Oak; Mike Ansell, Promenade Estates; Tom Gaskill, Mira Lago; Hilda Frignito, Huntington Pointe; Johanna Lampert, Cobblestone.

Community Members present (In Person): Barbara Scissors, Sandhill Preserve.

Community Members present (Zoom): None

Palmer Ranch Master Association staff in attendance (In Person): Tracy Smith, Sue Ambrecht, and Laura McNulty.

Convene/Confirmation of Quorum

Following confirmation of a quorum, meeting was convened at 3:08pm by Dick Beitel, Board President.

Minutes of Previous Meeting

Motion by Dennis Hudson, seconded by Roger Stephenson, to approve the minutes of the May 16, 2024, Board of Trustees meeting as distributed. Motion passed unanimously.

Financial Report for the Period Ending June 30, 2024

The financials for the period ending June 30, 2024, were not yet available as the Master Association is still waiting on final statements and invoicing. Tracy will forward a copy of the 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 Dick Beitel.
- B. Tracy Smith provided the Management Report.
- C. Tracy Smith provided the Community Development Update.
- D. Grounds Report was provided by Sue Ambrecht.
- E. Palmer Ranch Watershed & Natural Assets Committee Report was provided by Roger Stephenson.
- F. Palmer Ranch CERT Team Report was provided by Dennis Hudson

Community Representative Input – Agenda Items

None.

Old Business

- a. **Other**
There was no old business to discuss.

New Business

- a. **Vacant Parcel South of Fire Station #15 on Honore Avenue**
Motion by Dennis Hudson, seconded by Lee Katz, to table this matter until the Board receives additional information.
Motion carried.

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b. Request From VillageWalk to Install Fencing in Area Owned by PRMA

Motion by Carol Auricchio, seconded by Dennis Hudson, to approve VillageWalk’s request to install fencing, at their expense, along the northern area of Restoration Area F, owned by the Master Association, with the exception that the fencing matches the 3-rail white PVC fencing already in place. Following discussion, the motion passed as follows:

Carol Auricchio – YES	Dennis Hudson – YES	Jessica Moore – YES	John Power - YES
Leatrice (Lee) Katz – Abstain	Lisa Meskil – YES	Martha Sherman – YES	Michael Holland – YES
Richard (Dick) Beitel – YES	Roger Stephenson – YES	Scott Christy – YES	Tami Lansdell - YES

c. Stantec Proposal to Survey PRMA Owned Property on Palmer Ranch Parkway West

Motion by John Power, seconded by Roger Stephenson, to approve Task 201 of the Stantec proposal. Following discussion, the motion passed unanimously.

d. Appointments to the Palmer Ranch CERT Team

Motion by Martha Sherman, seconded by Lee Katz, to appoint Tim Sampey, Ben Brodersen and Ed Danaher to the Palmer Ranch CERT Team. Motion passed unanimously.

e. Other

Dennis Hudson inquired about the upkeep of the trees in the medians along Honore Avenue Phase V. As the County has yet to convey maintenance responsibilities to the Master Association for this section of Honore, the Master Association does not have the authority to perform any type of landscape maintenance.

There was no other new business to discuss.

Community Representative Discussion

VillageWalk Representative Joseph Rosenthal asked for the Master Association’s assistance on the following:

- Requesting additional pedestrian crosswalks from Sarasota County
- Sound abatement for the communities along I-75
- Upkeep of Restoration Area F which is owned by PRMA

Sandhill Preserve Representative Paul Heggie requested the Board consider accepting the donation of the vacant parcel just south of Fire Station #15, to prevent the property from being developed.

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

- A. September 19th – Board Meeting – Stoneybrook Golf & Country Club
- B. November 21st - Board Meeting – Hammock Preserve

Adjourn

There being no further business to discuss, a motion was made by Roger Stephenson seconded by Martha Sherman to adjourn the meeting. The meeting was adjourned at 4:07pm.

Respectfully submitted,

Dennis Hudson
Secretary