

**Palmer Ranch Master Property Owners Association, Inc. (PRMA)**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**January 23, 2025**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on January 23, 2025, at Sandhill Preserve, with an opportunity for participants to join either in person or via Zoom.

**Trustees present (In Person):** Carol Auricchio, Charles Reith, Dennis Hudson, Lee Katz, Martha Sherman, Roger Stephenson, and Tami Lansdell.

**Trustees present (Zoom):** Elizabeth Miller and Mike Holland.

**Trustees absent:** Bob Swan, John Power, Dick Beitel, and Scott Christy.

**Community Representatives present (In Person):** Kathrin Harris, Turtle Rock; Paul Heggie, Sandhill Preserve; Carol Mitchell, Prestancia.

**Community Representatives present (Zoom):** Tom Gaskill, Mira Lago; Cathy Mear, Vineyards at Silver Oak; Johanna Lampert, Cobblestone; Charles Stengel, Hammock Preserve; Robbie Tello, Palmer Ranch YMCA.

**Community Members present (In Person):** Mark Lauzon, Hammock Preserve; Maria Love, Prestancia; Brian Wachter, Sandhill Preserve; Bill Sullivan, Sandhill Preserve; Barbara Scissors, Sandhill Preserve.

**Community Member 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, the meeting was convened at 3:00pm by Carol Auricchio, Board President-Elect.

Mrs. Auricchio noted for the record Lisa Meskil's resignation as a Recreational Trustee. Lisa has accepted another position within the YMCA family. Later in the meeting, the Board will vote to appoint a replacement for this now vacant position on the Board.

**Minutes of Previous Meeting**

Motion by Dennis Hudson, seconded by Charles Reith, to approve the minutes of the November 21, 2024, Board of Trustees meeting as distributed. Motion passed unanimously.

**Community Representative Input – Agenda Items**

None.

**Financial Report for the Period Ending December 31, 2024**

The financials for the period ending December 31, 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 was provided by Carol Auricchio.
- B. Management Report was provided by Tracy Smith.
- C. Community Development Update was provided by Tracy Smith
- 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 Sue Ambrecht
- G. Palmer Ranch Stormwater Management Ad Hoc Committee Report provided by Charles Reith

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**Old Business**

**A. Other**

There was no old business to discuss.

**New Business**

**A. Appoint Recreational Trustee to the Board**

Motion by Roger Stephenson, seconded by Dennis Hudson, to acknowledge receipt of Lisa Meskil's resignation as a Recreational Trustee to the Board and to appoint Robbie Tello as a Recreational Trustee to serve as a Recreational Trustee for the remainder of Lisa's term. Motion passed unanimously.

**B. Esplanade – Request for Delegation of Authority**

Motion by Dennis Hudson, seconded by Martha Sherman, to delegate to Esplanade on Palmer Ranch rights granted to it by Article 6.02 of the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch on a permanent basis with the following limiting condition: No structure, landscape, sign, or other work that alters the exterior appearance as seen from Honore Avenue or Bay Street Extension shall be modified without the prior approval of the Master Association. Motion passed unanimously.

**C. Turtle Rock – Temporary Reuse Agreement – Honore Avenue**

Motion by Charles Reith, seconded by Lee Katz, to approve the Temporary Reuse Agreement between Palmer Ranch Master Property Owners Association, Inc., and Turtle Rock Community Association, Inc., as drafted and approved by the Master Association's attorney. Motion passed unanimously.

**D. Prestancia – Agreement for Palmer Ranch Parkway West & Sarasota Square Boulevard**

Motion by Dennis Hudson, seconded by Lee Katz, to approve the agreement between Palmer Ranch Master Property Owners Association, Inc., and Prestancia Community Association, for Palmer Ranch Parkway West and Sarasota Square Boulevard, as drafted and approved by the Master Association's attorney. Motion passed unanimously.

**E. Sandhill Preserve – Agreement to Maintain Median East of Honore Avenue on Central Sarasota Parkway (part of Sarasota County Right of Way)**

Motion by Lee Katz, seconded by Charles Reith, to approve an agreement between Palmer Ranch Master Property Owners Association, Inc. and Sandhill Preserve Property Owners Association, Inc., for the maintenance of the median east of Honore Avenue on Central Sarasota Parkway, as drafted and approved by the Master Association's counsel. Motion passed unanimously.

**F. Information Technology (I.T.) Services**

At the request of the Advisory Committee, additional quotes are being obtained by Master Association staff. Therefore, discussion on this subject will be tabled to a future meeting.

**G. Other**

There was no other new business to discuss.

**Community Representative Discussion**

None.

**IX. 2025 Meeting Schedule – held on the following dates at 3pm (in person / Zoom)**

- A. Annual Members Meeting / Organizational Meeting of the Board - March 27, 2025 - Sandhill Preserve
- B. Board Meeting - May 15, 2025 – Esplanade
- C. Board Meeting - July 24, 2025 – Stoneybrook Golf & Country Club
- D. Board Meeting - September 25, 2025 - Stoneybrook Golf & Country Club
- E. Board Meeting - November 20, 2025 – Hammock Preserve

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**Adjourn**

There being no further business to discuss, motion was made by Lee Katz, seconded by Dennis Hudson, to adjourn the meeting.  
The meeting was adjourned at 3:53pm.

Respectfully submitted,

Dennis Hudson  
Secretary