

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Organizational Meeting of the Board of Trustees
MINUTES
March 27, 2025

An Organizational Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on March 27, 2025, immediately following the Annual Members Meeting. Attendees were able to participate in person (Sandhill Preserve Clubhouse) or via Zoom.

Trustees present (In Person): Carol Auricchio, Scott Christy, Kathrin Harris, Michael Holland, Dennis Hudson, Lee Katz, Tami Lansdell, John Power, Charles Reith, Martha Sherman, and Roger Stephenson.

Trustees absent: Elizabeth Miller, Bob Swan, and Robbie Tello.

Community Representatives Present (Zoom): Hilda Frignito, Huntington Pointe; Michael Alvarez, Bella Villino.

Community Members Present (In Person): Richard (Dick) Beitel, Stoneybrook Golf & Country Club; Louis Auricchio, Mira Lago; Frank Bollaci, Sandhill Preserve.

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 4:11pm by Carol Auricchio, Board President.

Minutes of Previous Meetings

Motion by John Power, seconded by Martha Sherman, to approve the minutes of January 23, 2025, and February 14, 2025, Board of Trustees meetings as distributed. Motion passed unanimously.

Community Representative Input – Agenda Items

None.

Appointment of Officers

Motion by Charles Reith, seconded by John Power, to appoint the following officers: Martha Sherman, President-Elect; Roger Stephenson, Vice President; Dennis Hudson, Secretary; Kathrin Harris, Treasurer; Lee Katz, Assistant Treasurer. Motion passed unanimously.

Committee Charters / Member Appointments

A. Advisory Committee

Motion by Dennis Hudson, seconded by Lee Katz, to approve the Advisory Committee Charter, as drafted, and to appoint the following members to the Advisory Committee until the close of the 2026 PRMA Annual Members Meeting: six (6) new Association officers and John Power. Motion passed unanimously.

B. Palmer Ranch Watershed & Natural Assets Committee

Motion by Lee Katz, seconded by Martha Sherman, to accept the Palmer Ranch Watershed & Natural Assets Committee Charter, as drafted, and appoint the following to the Palmer Ranch Watershed & Natural Assets Committee until the close of the 2026 Annual Members Meeting:

- Co-chairs:
 - Charles Reith
 - Michelle van Schouwen
 - Roger Stephenson
- Secretary:
 - Bill Sullivan
- Voting Members:
 - Barbara Scissors, Sandhill Preserve
 - Bill Lapinski, Hammock Preserve
 - Bill Sullivan, Sandhill Preserve
 - Carol Mitchell, Prestancia
 - Charles Durkin, VillageWalk
 - Charles Reith, Mira Lago

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- Cindy Taliaferro, Mira Lago
- Joe Polidoro, Turtle Rock
- Ken Natoli, Isles of Sarasota
- Lynn Freeman, Marbella
- Michael Ansel, Promenade Estates
- Michelle van Schouwen, Turtle Rock
- Oliver Janney, Deer Creek
- Robert Banta, Huntington Pointe
- Roger Stephenson, VillageWalk
- Sibby Pinto, Arbor Lakes
- Non-Voting Members:
 - David Shafer, Shafer Consulting
 - Jennifer Shafer, Shafer Consulting
 - Steve Suau, Stephen M. Suau Engineering & Consulting, LLC
 - Russ Hoffman, Beautiful Ponds (retired)
 - Dr. Abbey Tyna, Suncoast Waterkeepers
 - Brian Lutz, Sarasota County Parks, Recreation & Natural Resources

Motion passed unanimously.

C. Palmer Ranch CERT Team

Motion by John Power, seconded by Kathrin Harris, to accept the Palmer Ranch CERT Charter as drafted and to appoint the following individuals to the Palmer Ranch CERT Team until the close of the 2026 Annual Members Meeting:

- Chairperson/Member: Tony Orfanos
- Members: Dr. Richard Censullo, Vern Conrad, Dennis Hudson, Herb Kaesmann, Mike Nepi, Tim Sampey and Larry Scott
- PRMA CERT Advisor: Susann Ambrecht

Motion passed unanimously.

Old Business

A. Other

There was no old business to discuss.

New Business

A. PRMA Employee Benefits Package

Motion by Mike Holland, seconded by Lee Katz, to accept the amended PRMA Employee Policies & Procedures Manual with changes recommended by the Advisory Committee, with the following implementations:

- Health, Vision & Dental Insurance - If an employee is able to obtain health insurance coverage for less than the average dollar value of the amount provided by PRMA, the employee will be reimbursed for the lesser of the two amounts.
- Health, Vision & Dental Insurance - Full-time Employees who are eligible for Medicare (age 65 and older) will be required to pay their Part B Medicare premium. In addition, the employee will be reimbursed up to a total of \$400.00 per month for the cost of a Medicare Advantage Plan (Medicare Part C) OR a Medicare Supplement plus a Prescription Drug Plan (Medicare Part D). Receipts to be submitted with reimbursement request.

Following discussion, the motion passed unanimously.

B. Hammock Preserve – Delegation of Authority

Motion by Dennis Hudson, seconded by Kathrin Harris, to delegate to Hammock Preserve 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 shall be modified without the prior approval of the Master Association and/or the Palmer Ranch Planning & Architectural Review Board. Following discussion, the motion passed unanimously.

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Community Representative Input – Agenda Items

Mr. Bollaci of Sandhill Preserve pointed out several items to the Board:

1. Legacy Trail users are failing to use the crosswalk button installed at crossings on Central Sarasota Parkway and Palmer Ranch Parkway. Board members tasked the PRMA Advisory Committee to explore what actions, if any, the Master Association could take to address this ongoing issue.
2. There are no streetlights on Central Sarasota Parkway, making this roadway very dark. Perhaps residents of Palmer Ranch could circulate a petition to the County to have them address this issue.
3. The landscape lighting within the roundabout at Central Sarasota Parkway / Honore Avenue is not working. TASK: This item was tasked to PRMA staff to resolve.

2025 Meeting Schedule – held on the following dates at 3pm

- A. Board Meeting - May 15, 2025 – Esplanade
- B. Board Meeting - July 24, 2025 – Stoneybrook Golf & Country Club
- C. Board Meeting - September 25, 2025 - Stoneybrook Golf & Country Club
- D. Board Meeting - November 20, 2025 – Hammock Preserve

Adjourn

There being no further business, motion was made by Martha Sherman, seconded by Tami Lansdell, to adjourn the meeting. The meeting adjourned at 4:32pm.

Respectfully submitted,

Dennis Hudson
Secretary