



July 17, 2025

TO: **Members of the Board of Trustees  
Community and Tract Representatives**

*A Meeting of the Board of Trustees* of the Palmer Ranch Master Property Owners Association, Inc. is scheduled:

**Thursday, July 24, 2025  
3:00 P.M. – In Person / Zoom**

**Location of Meeting:**

Hammock Preserve  
5584 Eagle Creek Rd  
Sarasota, FL 34238

**If attending in person, please RSVP to Tracy Smith at [tracy@palmerranch.net](mailto:tracy@palmerranch.net), on or before Tuesday, July 22<sup>nd</sup> at 4pm. Please include your license plate number, as that information will be used to grant you access to the Hammock Preserve community for this meeting.**

**Zoom meeting link:**

Join Zoom Meeting

<https://us02web.zoom.us/j/84291433280?pwd=9KGFNb9uacXPsf2Mib1NM0UcZakTAe.1>

Meeting ID: 842 9143 3280

Passcode: 528609

**Please login to Zoom 15 minutes before the meeting is to begin.**

Thank you in advance for your participation. Do not hesitate to contact us at (941) 922-3866 should you have any questions.

Respectfully,

Tracy Smith  
Community Manager

Enclosures: Agenda  
DRAFT Minutes of the May 15, 2025, Board of Trustees meeting

***Palmer Ranch Master Property Owners Association, Inc. (PRMA)***  
**Meeting of the Board of Trustees**  
**AGENDA**  
**July 24, 2025**

**I. Convene/Quorum – 3pm**

**II. Minutes of previous meeting**

- A. Meeting of the Board of Trustees – May 15, 2025

**III. Community Representative Input – Agenda Items**

Community Representative's input on agenda action items prior to Board decision. Time, if necessary, is limited to 3 minutes per speaker.

**IV. Financial Statement for the Period Ending June 30, 2025**

**V. Reports**

- A. President's Report
- B. Management Report
- C. Community Development Update
- D. Grounds Report
- E. Advisory Committee
- F. Palmer Ranch Watershed / Natural Assets Committee
- G. Palmer Ranch CERT Team
- H. Palmer Ranch Stormwater Management Ad Hoc Committee

**VI. Old Business**

- A. Driveway Parcel at Fire Station #15
- B. Other

**VII. New Business**

- A. PRMA Secretary Appointment
- B. Appointment to the Palmer Ranch Watershed & Natural Assets Committee
- C. Honore Avenue Well – Pump Replacement
- D. Turtle Rock – Request for Delegation of Authority
- E. Palmer Ranch Community Center Site – AKA: Tract 700
- F. Grounds Contracts 2026-2027 Calendar Years
  - 1. Ornamental Maintenance – Phase 1
  - 2. Ornamental Maintenance – Phase 2
  - 3. Turf Maintenance – Phase 1
  - 4. Turf Maintenance – Phase 2
  - 5. Fertilization & Pest Control – Phase 1
  - 6. Fertilization & Pest Control – Phase 2
  - 7. Exotic Palm Fertilization & Pest Control
  - 8. Dedicated Landscape Personnel
  - 9. Irrigation Maintenance – Area A
  - 10. Irrigation Maintenance – Area B
  - 11. Irrigation Maintenance – Area C
  - 12. Irrigation Maintenance – Area D
  - 13. Aquatic Weed Control – Phases 1 & 2
- G. Vegetation Removal Along Palmer Ranch Parkway West
- H. Other

***Palmer Ranch Master Property Owners Association, Inc. (PRMA)***  
**Meeting of the Board of Trustees**  
**AGENDA**  
**July 24, 2025**

**VIII. Community Representative Input – Non-Agenda Items**

Community Representative's input on non-agenda items. Time, if necessary, is limited to 3 minutes per speaker.

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

- A. Board Meeting - September 25, 2025 - Stoneybrook Golf & Country Club
- B. Board Meeting - November 20, 2025 – Hammock Preserve

**X. Adjourn**

**There will be a brief Board workshop after the adjournment of this meeting.**

**Palmer Ranch Master Property Owners Association, Inc. (PRMA)**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**May 15, 2025**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on May 15, 2025, at Esplanade on Palmer Ranch, with an opportunity for participants to join either in person or via Zoom.

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

**Trustees present (Zoom):** Michael Holland and Robbie Tello.

**Trustee(s) absent:** Scott Christy

**Community Representatives present (In Person):** Kristy Blevins-Warrington, Esplanade; Ross Richards, Sandhill Preserve; Carole Wildes, Vineyards of Silver Oak; Bill Taft, Isles of Sarasota; Richard Hedrick, President; Pamela Gillespie, Arielle; Rick Feura, Marbella; Curt Gilroy, Turtle Rock; Janet Martins, The Hamptons; Garry Simmons, Esplanade; Dayle Russell, Cobblestone.

**Community Representatives present (Zoom):** Doug Houston, Isles of Sarasota; Hilda Frignito, Huntington Pointe; JaNiece Cranmer, Promenade.

**Community Members present (In Person):** Fred Bollaci, Sandhill Preserve; Brian Wachter, Sandhill Preserve; Fred Lachney, Esplanade; Tony Orfanos, Huntington Pointe; Barbara Scissors, Sandhill Preserve.

**Guests present (in person):** Esplanade Property Managers Clive Burnett and Melissa Smith.

**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 3:02pm by Carol Auricchio, Board President.

Carol noted for the record Elizabeth Miller, General Manager of TPC Prestancia, retired on May 1st. Elizabeth served as one of the Recreational Trustees to the Board. Heritage Golf, who owns TPC, has yet to appoint a replacement. Additionally, we're saddened to announce Bob Swan, Residential Trustee, passed away in March. Bob had served the Palmer Ranch community for many years and will be missed.

**Minutes of Previous Meeting**

Motion was made by Kathrin Harris, seconded by Dennis Hudson, to approve the minutes of the March 27, 2025, Organizational Meeting of the Board of Trustees as distributed. The motion passed unanimously.

**Community Representative Input – Agenda Items**

Ross Richards of Sandhill Preserve asked the Board to consider any available options regarding the Driveway Parcel at Fire Station #15.

**Financial Report for the Period Ending April 30, 2025**

Tracy presented the unaudited financial statements for the period ending April 30, 2025.

**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 Tony Orfanos.
- G. Palmer Ranch Stormwater Management Ad Hoc Committee Report provided by Charles Reith.

**Palmer Ranch Master Property Owners Association, Inc. (PRMA)**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**May 15, 2025**

**Old Business**

**A. Other**

There was no old business to discuss.

**New Business**

**1. Appointing Residential Trustee to the Board**

Motion by Kathrin Harris, seconded by Roger Stephenson, to appoint Carol Mitchell of Prestancia to fill the Board vacancy created by Bob Swan's passing. Motion passed unanimously.

**2. MRTA – Florida Statutes 720.303**

The Notice of Preservation of Declaration of Protective Covenant, Conditions and Restrictions for Palmer Ranch Under Marketable Record Title Act as made and filed by Palmer Ranch Master Property Owners Association, Inc. was recorded in the Official Records of Sarasota County on July 3, 2013, Instrument #2013093194 preserving the Declaration for another 30 years. The Board took no action, as the Declaration will remain in effect for approximately 18 more years.

**3. Driveway Parcel at Fire Station #15**

Motion by Kathrin Harris, seconded by Martha Sherman, to table this matter until the July Board of Trustees meeting. Motion passed unanimously.

**4. Honore Avenue – Jasmine Removal / Turf Project**

Motion by Kathrin Harris, seconded by Dennis Hudson, to approve the Honore Avenue – Jasmine removal / turf project as noted on Blooming's Landscape Proposal # EST5275472, substituting use of Perennial Peanut in place of turf for one median on Honore, with funds to be expensed from Operating Account #60720 – Ornamental Refurbishment. Following discussion, the motion passed unanimously.

**5. Legacy Trail Crosswalks on Sawyer Loop Road, Palmer Ranch Parkway East, and Central Sarasota Parkway**

Aside from the education efforts already taken on by the Master Association, on how to utilize the crosswalk signals provided, there is nothing else that the Master Association can do.

**6. PRMA Employee Job Descriptions**

Motion by Roger Stephenson, seconded by Dennis Hudson, to accept the changes to the Job Descriptions for the Community Manager, Grounds Supervisor and/or Administrator positions as recommended by the PRMA Advisory Committee. Motion passed unanimously.

**7. Other**

There was no other new business to discuss.

**Community Representative Discussion**

Kristy Blevins-Warrington of Esplanade brought up two items:

1. Concerns about stormwater hot spots within North Creek as it flows through Palmer Ranch
2. Directional signs throughout the southern areas of Palmer Ranch.

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

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

**Adjourn**

There being no further business to discuss, motion was made by Roger Stephenson, seconded by Dennis Hudson, to adjourn the meeting. The meeting adjourned at 4:17pm.

Respectfully submitted,

Dennis Hudson  
Secretary