

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

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on July 24, 2025, at Hammock Preserve on Palmer Ranch, with an opportunity for participants to join either in person or via Zoom.

Trustees Present (In Person): Carol Auricchio, Carol Mitchell, Charles Reith, Dennis Hudson, Kathrin Harris, Martha Sherman, Roger Stephenson, and Scott Christy.

Trustees Present (Zoom): John Power, Lee Katz, Mike Holland, Robbie Tello, and Tami Lansdell.

Trustees Absent: None.

Community Representatives Present (In Person): Ross Richards, Sandhill Preserve; Maria Foglio, Hammock Preserve; Beth Davey, Stonebridge; Grace Boehm, Turtle Rock; Bill Taft, Isles of Sarasota.

Community Representatives Present (Zoom): Doug Cohen, VillageWalk; Richard Hedrick, Prestancia; Ofer Eckstein, Promenade Estates; Kristy Blevins-Warrington, Esplanade.

Community Members Present (In Person): Barbara Scissors, Sandhill Preserve; Fred Bollaci, Sandhill Preserve; Tony Orfanos, Huntington Pointe.

Community Members Present (Zoom): Gregory Sokolik, Deer Creek; David Bridwell, Silver Oak; Michael Ansel, Promenade Estates.

PRMA Staff Present (In Person): Tracy Smith, Sue Ambrecht, and Laura McNulty.

Convene/Confirmation of Quorum

Following confirmation of a quorum, the meeting was convened at 3:01pm by Carol Auricchio, Board President.

Carol noted for the record that Dennis Hudson has resigned as both Secretary of PRMA and Advisory Committee, effective immediately.

Minutes of Previous Meeting

Motion by Kathrin Harris, seconded by Martha Sherman, to approve the minutes of the May 15, 2025, Meeting of the Board of Trustees as corrected. Motion passed unanimously.

Community Representative Input – Agenda Items

None.

Financial Report for the Period Ending June 30, 2025

Tracy presented the unaudited financial statements for the period ending June 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 provided by Carol Auricchio
- B. Management Report provided by Tracy Smith.
- C. Community Development Update provided by Tracy Smith.
- D. Grounds Report provided by Sue Ambrecht.
- E. Advisory Committee Report provided by Martha Sherman.
- F. Palmer Ranch Watershed & Natural Assets Committee Report provided by Charles Reith.
- G. Palmer Ranch CERT Team Report provided by Tony Orfanos.
- H. Palmer Ranch Stormwater Management & Ad Hoc Committee Report provided by Charles Reith.

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Old Business

A. Driveway Parcel at Fire Station #15

Motion by Carol Auricchio, seconded by Carol Mitchell, to table this matter until the next PRMA Board meeting while continuing to pursue a shared maintenance agreement between Sarasota County, PRMA and Sandhill Preserve. Motion passed unanimously.

B. Other

There was no other old business to discuss.

New Business

A. PRMA Secretary Appointment

Motion by Kathrin Harris, seconded by Dennis Hudson, to appoint Leatrice (Lee) Katz to serve as Secretary, in lieu of serving as the Assistant Treasurer, until the March 2026 Annual Members Meeting. Motion passed unanimously.

B. Appointment to the Palmer Ranch Watershed & Natural Assets Committee

Motion by Kathrin Harris, seconded by Charles Reith, to appoint R. Scott Getty from Deer Creek as a Voting Member of the Palmer Ranch Watershed & Natural Assets Committee. Motion passed unanimously.

C. Honore Avenue – Pump Replacement

Motion by Kathrin Harris, seconded by Martha Sherman, to approve Blooming's Landscape & Turf Management estimate to install a variable speed pump for the Honore Avenue well at a cost of \$15,062.50, with funds expensed from Operating Account #60770 – Irrigation Refurbishment. Motion passed unanimously.

D. Turtle Rock – Delegation of Authority

Motion by Lee Katz, seconded by Carol Mitchell, to delegate to Turtle Rock 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 Palmer Ranch Parkway, Honore Avenue and/or Central Sarasota Parkway shall be modified without the prior approval of the Palmer Ranch Planning & Architectural Review Board and/or the Master Association. Motion passed unanimously.

E. Palmer Ranch Community Center Site – AKA: Tract 700

Motion by Kathrin Harris, seconded by Martha Sherman, to approve the Services Agreement from Solitude, subject to approval of the terms of the Agreement by the Master Association attorney, in the amount of \$14,615.00. Monies to be expensed from Operating Account #61310 – Enhancements. Motion passed unanimously.

F. Grounds Contracts 2026-2027 Calendar Years

Motion by Charles Reith, seconded by Kathrin Harris, to award the following contracts:

- Blooming's Landscape & Turf Management
 - Ornamental Maintenance Phase 1 – two-year contract, commencing on January 1, 2026, in the amount of \$258,791.20 per calendar year.
 - Ornamental Maintenance – Phase 2 – two-year contract, commencing January 1, 2026, in the amount of \$10,992.00 per calendar year.
 - Turf Maintenance Phase 1 - two-year contract, commencing on January 1, 2026, in the amount of \$389,042.59 per calendar year.
 - Turf Maintenance – Phase 2 – two-year contract, commencing January 1, 2026, in the amount of \$62,157.12 per calendar year.

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- Fertilization & Pest Control Phase 1 - two-year contract, commencing on January 1, 2026, in the amount of \$223,325.10 per calendar year.
- Fertilization & Pest Control Phase 2 - two-year contract commencing on January 1, 2026, in the amount of \$9,742.20 per calendar year.
- Dedicated Landscape Personnel - two-year contract, commencing on January 1, 2026, in the amount of \$59,290.00 per calendar year.
- Irrigation Maintenance – Area C - two-year contract, commencing on January 1, 2026, in the amount of \$39,936.00 per calendar year.
- Exotic Palm Maintenance
 - Dunnington Enterprise, Inc. DBA Conceptually Green – two-year contract, commencing January 1, 2026, in the amount of \$21,000.00 per calendar year.
- American Irrigation, LLC
 - Irrigation Maintenance – Area A - two-year contract, commencing on January 1, 2026, in the amount of \$44,796.00 per calendar year.
- Irrigation Design Associates, Inc.
 - Irrigation Maintenance – Area B - two-year contract, commencing on January 1, 2026, in the amount of \$46,316.00 per calendar year.
 - Irrigation Maintenance – Area D – two-year contract, commencing on January 1, 2026, in the amount of \$9,436.00 per calendar year.
- Aquatic Conservation, Inc.
 - Aquatic Weed Control – Phase 1 – two-year contract, commencing on January 1, 2026, in the amount of \$195,036.00 per calendar year.
 - Aquatic Weed Control – Phase 2 – two-year contract, commencing on January 1, 2026, in the amount of \$43,920.00 per calendar year.

Following discussion, the motion passed unanimously.

G. Vegetation Removal Along Palmer Ranch Parkway West

Motion by Kathrin Harris, seconded by Carol Mitchell, to approve Tasks 202 (\$12,000), 203 (\$7,000), and 204 (\$3,500) of the Stantec proposal for Vegetation Removal Along Palmer Ranch Parkway, with an additional 10% contingency. Monies to be expensed in 2026 from Operating Account #61310 – Enhancements. Following discussion, the motion passed unanimously.

Community Representative Discussion – Non-Agenda Items

- Kristy Blevins-Warrington from Esplanade inquired about:
 - The differences between the 2024-2025 and 2026-2027 calendar year grounds contracts.
 - Oak Trees in the medians along South Honore Avenue need trimming.
- Fred Bolacci from Sandhill Preserve asked about the trimming schedule for the Medjool Palms in the median on Central Sarasota Parkway, just east of Honore Avenue.

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- Barbara Scissors from Sandhill Preserve inquired about how much of the acreage that is maintained by PRMA is owned by the Master Association.

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

Adjourn

There being no further business to discuss, motion made by Dennis Hudson, seconded by Kathrin Harris, to adjourn the meeting. Meeting adjourned at 4:18pm.

Respectively submitted,

Leatrice (Lee) Katz
Secretary