



November 13, 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, November 20, 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, on or before Tuesday, November 18th 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/81668994132?pwd=EsmYalZGagbrMeQ60DRa4tFDExLS11.1>
Meeting ID: 816 6899 4132
Passcode: 538454

Please log in 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 September 25, 2025, Board of Trustees meeting

Palmer Ranch Master Property Owners Association, Inc. (PRMA)

Meeting of the Board of Trustees

AGENDA

November 20, 2025

I. Convene/Quorum – 3pm

II. Minutes of previous meeting

- A. Meeting of the Board of Trustees – September 25, 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 October 31, 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

VI. Old Business

- A. Directional Signs for New Palmer Ranch Communities
- B. Banking / Investments
- C. Contract with Highpoint 681, LLC
- D. Other

VII. New Business

- A. Appointing a Commercial/Industrial Trustee to the Board of Trustees
- B. Appointing a Recreational Trustee to the Board of Trustees
- C. Appointments to the Advisory Committee
- D. Appointment to the Palmer Ranch Watershed & Natural Assets Committee
- E. General Liability & Umbrella Insurance Policies
- F. Architectural Standards for Hurricane Protections
- G. Communications & Social Media Policy
- H. Sarasota Square Blvd. / Beneva Road – Brazilian Pepper Removal
- I. Other

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. 2026 Calendar Year Meeting Schedule – the following meetings will convene at 3pm.

- January 22, 2026 – Covenant Life Church / Zoom
- March 26, 2026 - Covenant Life Church / Zoom
- May 21, 2026 - Covenant Life Church / Zoom
- July 23, 2026 - Covenant Life Church / Zoom
- September 24, 2026 - Covenant Life Church / Zoom
- November 19, 2026 - Covenant Life Church / Zoom

X. Adjourn

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
September 25, 2025

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on September 25, 2025 at Stoneybrook Golf & Country Club with the option to participate in person or via Zoom.

Trustees Present (In Person): Carol Auricchio, Charles Reith, Dennis Hudson, Leatrice (Lee) Katz, Martha Sherman, Michael (Mike) Holland, and Scott Christy.

Trustees Present (Zoom): Carol Mitchell, John Power, Kathrin Harris, Robbie Tello, and Nancy Echenique.

Trustee(s) Absent: Roger Stephenson.

Community Representatives Present (In Person): Tom Cunningham, VillageWalk; Ross Richards, Sandhill Preserve; Pam Gillespie, Arielle; Cathy Malear, Vineyards of Silver Oak; Beth Davey, Stonebridge; Grace Boehm, Turtle Rock; Maria Foglio, Hammock Preserve.

Community Representatives Present (Zoom): Doug Houston, Isles of Sarasota, Dayle Russell, Cobblestone.

Community Members Present (In Person): Geneva Lavery, Arielle; Barbara Scissors, Sandhill Preserve; Paul Heggie, Sandhill Preserve.

Community Members Present (Zoom): None

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 Board President Carol Auricchio.

Minutes of Previous Meeting

Motion by Martha Sherman, seconded by Dennis Hudson, to approve the minutes of the July 24, 2025, Meeting of the Board of Trustees as distributed. Motion passed unanimously.

Community Representative Input – Agenda Items

None.

Financial Report for the Period Ending August 31, 2025

Tracy presented the unaudited financial statements for the period ending August 31, 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 not provided.
- 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 Sue Ambrecht.

Old Business

A. Driveway Parcel at Fire Station #15

Motion by Kathrin Harris, seconded by Dennis Hudson, to decline the offer to accept the driveway parcel at Fire Station #15 from Palmer Ranch Holdings, LTD. Following discussion, the motion passed unanimously.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
September 25, 2025

B. Directional Signs for New Palmer Ranch Communities

At this time, PRMA staff are consulting with Sarasota County to ascertain if amending the original Ordinance and Maintenance Agreement for the Palmer Ranch directional signs will require approval of the County Commission. In the interim, PRMA staff are gathering proposals for engineering services that will be needed for Right-of-Way and Sign Permits.

C. Other

There was no other old business to discuss.

New Business

A. Consideration for Approval – 2026 Calendar Year Draft Budget

Motion by Charles Reith, seconded by Lee Katz, to approve the 2026 Calendar Year Budget Draft as distributed. Motion passed unanimously.

B. Consideration for Approval – Carry forward any 2025 excess revenue to offset 2026 expenses

Motion by Martha Sherman, seconded by Lee Katz, to carry forward any 2025 excess revenue to offset 2026 expenses. Motion passed unanimously.

C. Banking / Investments

Motion by Charles Reith, seconded by Carol Mitchell, to open discussion on investment options for Master Association funds. Motion passed unanimously. By unanimous consent, the Board agreed to explore available investment options for PRMA operating and/or reserve funds, while ensuring the funds are FDIC insured.

D. Contract with Highpoint 681, LLC

This item was tabled for the next Board meeting.

E. Other

There was no other new business to discuss.

Community Representative Discussion – Non-Agenda Items

- Tom Cunningham from VillageWalk mentioned some homeowners within their community are looking into having metal roofs installed, on the basis metal roofs provide hurricane protection. Additionally, Florida's Open Carry Law took effect today.
- Carol Mitchell from Prestancia asked about the County's plans for resurfacing. Sarasota County will begin the process soon to resurface Central Sarasota Parkway (from US41 to Honore), Palmer Ranch Parkway (Beneva to McIntosh) and the main roadways throughout Wellington Chase, The Hamptons, and Stonebridge.
- Beth Davey from Stonebridge asked if any additional lands were going to be added to the Palmer Ranch development.

Next PRMA Board Meeting date:

- A. November 20, 2025 – 3pm - Hammock Preserve/Zoom

Adjourn

There being no further business to discuss, motion made by Dennis Hudson, seconded by Lee Katz, to adjourn the meeting. Meeting adjourned at 4:10pm.

Respectively submitted,

Leatrice (Lee) Katz
Secretary