

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

Meeting of the Board of Trustees

MINUTES

November 20, 2025

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on November 20, 2025, at Hammock Preserve, with the option to participate in person or via Zoom.

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

Trustees Present (Zoom): Robbie Tello and Tami Lansdell.

Trustee(s) Absent: Mike Holland.

Community Representatives Present (In Person): Dayle Russell, Cobblestone; Maria Foglio, Hammock Preserve; Ross Richards, Sandhill Preserve; Grace Boehm, Turtle Rock; Tom Cunningham, VillageWalk; Janet Martins, The Hamptons; Bill Wickboldt, TPC Prestancia; Ben Brodersen, Covenant Life Church.

Community Representatives Present (Zoom): Pam Gillespie, Arielle; Doug Houston, Isles of Sarasota; Heather Legere, The Shoppes at Palmer Ranch; Dan Corey, Arbor Lakes; Richard Hedrick, Prestancia; JaNiece Cranmer, Promenade; Kristy Blevins-Warrington, Esplanade; Tim Sampey, Stoneybrook Estates.

Community Members Present (In Person): Barbara Scissors, Sandhill Preserve; Tony Orfanos, Huntington Pointe; Rich Wachenheim, VillageWalk; David Bridwell, Silver Oak; James Mitchell, Stonebridge.

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

Minutes of Previous Meeting

Motion by Kathrin Harris, seconded by Lee Katz, to approve the minutes of the September 25, 2025, meeting of the Board of Trustees as distributed. Motion passed unanimously.

Community Representative Input – Agenda Items

None.

Financial Report for the Period Ending October 31, 2025

Tracy presented the unaudited financial statements for the period ending October 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 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.

Old Business

- A. **Directional Signs for New Palmer Ranch Communities**

This item was tabled until the next Board meeting.

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B. Banking / Investments

Motion by Roger Stephenson, seconded by John Power, to approve the placement of up to \$250,000 in Truist Bank Sweep Accounts for Operating and Reserve funds. Following discussion, the motion passed unanimously.

The decision on additional investment options was tabled until the next Board meeting.

C. Contract with Highpoint 681, LLC

This item was tabled until the next Board meeting.

D. Other

There was no other old business to discuss.

New Business

A. Appointing a Commercial/Industrial Trustee to the Board

Motion by Kathrin Harris, seconded by Roger Stephenson, to appoint Ben Brodersen from Covenant Life Church as a Commercial/Industrial Trustee until the 2026 Annual Members meeting. Motion passed unanimously.

B. Appointing a Recreational Trustee to the Board

Motion by Lee Katz, seconded by Martha Sherman, to appoint Bill Wickboldt of TPC Prestancia as a Recreational Trustee until the 2027 Annual Members meeting. Motion passed unanimously.

C. Appointments to the Advisory Committee

Motion by Charles Reith, seconded by Dennis Hudson, to appoint Michael (Mike) Holland and Carol Mitchell to the Advisory Committee until the 2026 Annual Members meeting. Motion passed unanimously.

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

This item was tabled until the next Board meeting.

E. General Liability & Umbrella Insurance Policies

As noted on the November 13th Management Report, PRMA staff are working with our insurance agent to procure General Liability and Umbrella Insurance for the Master Association. At its next meeting, the Advisory Committee will be reviewing obtaining certificates of insurance from the communities on the Ranch.

F. Architectural Standards for Hurricane Protections

Motion by Kathrin Harris, seconded by Martha Sherman, to require all hurricane protections be compatible with the overall existing character of each community. Following discussion, the motion passed as follows:
Carol Auricchio - YES, Carol Mitchell - YES, Charles Reith - Abstain, Dennis Hudson - NO, John Power - Abstain, Kathrin Harris - YES, Lee Katz - YES, Martha Sherman - YES, Roger Stephenson - Abstain, Scott Christy - YES, Robbie Tello - YES, Tami Lansdell - YES.

G. Communications & Social Media Policy

Motion by Carol Mitchell, seconded by Kathrin Harris, to approve the Palmer Ranch Communications & Social Policy, as amended. Motion passed unanimously.

H. Sarasota Square Blvd / Beneva Road – Brazilian Pepper Removal

Motion by John Power, seconded by Dennis Hudson, to approve the work noted on Blooming's Landscape & Turf Management Proposal to remove Brazilian Pepper at the intersection of Sarasota Square Blvd./Beneva Road, using Operating Funds Account #61310. Motion passed unanimously.

I. Other

There were no other new items to discuss.

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Community Representative Discussion – Non-Agenda Items

- Tom Cunningham from VillageWalk asked about appeal process to permit standing seam metal roofs within the VillageWalk community.
- Dayle Russell from Cobblestone asked about the resurfacing schedule for McIntosh Road from Clark Road to US41.
- Scott Christy from Christian Brothers Automotive asked about the plans to align McIntosh Road at the intersection with Clark Road. Additionally, Scott referenced a sign at the intersection of McIntosh Road/Derek Avenue that is blocking the view of drivers.

2026 PRMA Board 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

Adjourn

There being no further business to discuss, motion made by Roger Stephenson, seconded by Martha Sherman, to adjourn the meeting. Meeting adjourned at 4:12pm.

Respectively submitted,

Leatrice (Lee) Katz
Secretary