



March 12, 2026

All Community and Tract Representatives
Palmer Ranch Master Property Owners Association, Inc.

RE: **ANNUAL MEETING**

Dear Representative:

Notice of the Annual Meeting of Members of the Palmer Ranch Master Property Owners Association was previously provided on January 20, 2026. We remind you that the meeting is scheduled:

Thursday, March 26, 2026
3:00 P.M. – In Person / Zoom

Location of Meeting:
Covenant Life Church
8490 McIntosh Road
Sarasota, FL 34238

Zoom meeting link:
Join Zoom Meeting
<https://us02web.zoom.us/j/88164570332?pwd=dLodTxq0vevqtXqJjjsOf5SbtqpeP.1>
Meeting ID: 881 6457 0332
Passcode: 124818

Representation:

In accordance with the Master Association documents, the President, or their Designee who shall be an Officer, represents your Members at Meetings of the Master Association.

Quorum:

Your participation, in person, as Representative of your Community or Tract at the Annual Meeting is important not only to convey to your Members the events and activities of the Master Association, but for establishment of a quorum, without which the Meeting will not take place.

Enclosures:

Enclosed is the meeting agenda as well as the minutes of the March 27, 2025, Annual Members meeting.

Thank you for your interest and continuing commitment to the Palmer Ranch Community. Do not hesitate to contact us should you have any questions.

Very truly yours,

Tracy Smith, CMCA, AMS
Community Manager

Palmer Ranch Master Property Owners Association, Inc.

Annual Members Meeting

AGENDA

March 26, 2026

1. Convene / confirmation of quorum – 3 PM
2. Minutes of previous meeting:
 - a. March 27, 2025, Annual Members Meeting
3. Community Representative Discussion – Agenda Items
4. Elections
 - a. Call for Ballots / Close Balloting
 - b. Appointments to the Election Committee
5. President's Report
6. Management / Committee Reports:
 - a. Management Report
 - b. Community Development Update
 - c. Grounds Report
 - d. Advisory Committee
 - e. Palmer Ranch Watershed & Natural Assets Committee
 - f. Palmer Ranch CERT Team
 - g. Palmer Ranch Stormwater Management Ad Hoc Committee
7. Financial Report:
 - a. Financial Statements for the period ending February 28, 2026
8. Report of the Election Committee
9. Community Representative Discussion – Non-Agenda Items
10. Adjourn

There will be an Organizational Meeting of the Board
immediately following adjournment of the Members Meeting
followed by a social hour which will be held at Stoneybrook Golf & Country Club

Palmer Ranch Master Property Owners Association, Inc.
Annual Meeting of the Members
MINUTES
March 27, 2025

The Annual Members Meeting of Palmer Ranch Master Owners Property Association, Inc. was held on Thursday, March 27, 2025, at Sandhill Preserve with the option to participate via Zoom.

Community Representatives present: Dan Corey, Arbor Lakes; Michael Alvarez, Bella Villino; Eric Fleischer, Deer Creek; Michael Jerde, Enclave at Silver Oak; Maria Foglio, Hammock Preserve; Dena Lloyd Handy, Marbella; Frank DeMartino, Mira Lago; Mark Gruensfelder, Plaza de Flores; Carol Mitchell, Prestancia; Eka Hilgenberg, Sage on Palmer Ranch; Ross Richards, Sandhill Preserve; David Bridwell, Serenade; Grace Boehm, Turtle Rock; Curt Gilroy, Turtle Rock; Lee Katz, VillageWalk; Cathy Malear, Vineyards at Silver Oak; Tami Lansdell, Palmer Park of Commerce and Palmer Park Plaza; Heather Legere, The Shoppes at Palmer Ranch.

Trustees present: Carol Auricchio, Richard Beitel, Scott Christy, Michael Holland, Dennis Hudson, Lee Katz, Tami Lansdell, Elizabeth Miller, John Power, Charles Reith, Martha Sherman, Roger Stephenson, and Robbie Tello.

Trustee unable to attend: Robert Swan.

Palmer Ranch Members attending: Lou Auricchio, Mira Lago; Kathrin Harris, Turtle Rock; Barbara Scissors, Sandhill Preserve; Toni Orfanos, Huntington Pointe; Fred Bollaci, Sandhill Preserve.

Palmer Ranch Master Association staff present: Tracy Smith, Sue Ambrecht and Laura McNulty

Convene/confirmation of a quorum.

President Richard Beitel convened the meeting at 3:06p.m., following confirmation of a quorum. There was a total of 5,432 votes represented.

Community Representatives Input – Agenda Items

None.

Minutes of previous meeting

Motion by Martha Sherman, seconded by Michael Holland, to approve the minutes of the March 21, 2024, Annual Members meeting as distributed. Motion passed unanimously.

Report by the Election Committee

On behalf of the Election Committee, Mr. Beitel reported that requests for nominations were mailed on November 18, 2024. One residential nomination was received, and one existing board member chose not to seek another term. Given there were no Recreational or Commercial/Industrial nominations, there will be no election. Therefore, the following Board Members were seated for a two-year term:

Residential:

Charles Reith	Mira Lago
Kathrin Harris	Turtle Rock
Martha Sherman	Sandhill Preserve
Michael Holland	Isles of Sarasota
Roger Stephenson	VillageWalk

Recreational:

Elizabeth Miller	TPC Prestancia
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Commercial / Industrial:

Scott Christy	Christian Brothers Automotive
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Palmer Ranch Master Property Owners Association, Inc.
Annual Meeting of the Members
MINUTES
March 27, 2025

President's Report

Richard Beitel provided the President's Report.

Management/Committee Reports

Copies of the management/committee reports were provided to the Board and was emailed to the Representatives present at this meeting:

- a. Management Report was presented Tracy Smith
- b. Community Development Update was presented Tracy Smith
- c. Grounds Report was read by was presented Sue Ambrecht
- d. Advisory Committee Report was presented by Carol Auricchio
- e. Palmer Ranch Watershed & Natural Assets Committee report was presented by Roger Stephenson
- f. Palmer Ranch Master Association CERT Team Report was presented by Toni Orfanos.

Financial Report

Tracy Smith presented the unaudited financial statement for the period ending February 29, 2025.

Old Business

There was no old business to discuss.

New Business

- a. **Nominating Committee Appointments – Residential, Commercial/Industrial and Recreational**

Motion by Dennis Hudson, seconded by Carol Auricchio, to appoint the following individuals to their respective Nominating Committees:

1. Residential – Roger Stephenson
2. Recreational – TO BE DETERMINED AT A LATER DATE
3. Commercial / Industrial – TO BE DETERMINED AT A LATER DATE

Motion passed unanimously.

- b. **Other**

There was no other new business to discuss.

Community Representatives Input – Non-Agenda Items

Maria Foglio from Hammock Preserve inquired how much longer the dewatering process will take for the site work associated with the new Gardens at Bay Street community.

Adjourn

A motion was made by Dennis Hudson, seconded by Carol Auricchio, to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 4:05pm.

Respectfully submitted,

Dennis Hudson
Secretary