

**Palmer Ranch Master Property Owners Association, Inc. (PRMA)**  
**Meeting of the Board of Trustees**  
**MINUTES**  
**January 22, 2026**

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on January 22, 2026, at Covenant Life Church, with the option to participate in person or via Zoom.

**Trustees Present (In Person):** Carol Auricchio, Charles Reith, John Power, Kathrin Harris, Lee Katz, Martha Sherman, and Roger Stephenson

**Trustees Present (Zoom):** Robbie Tello and Scott Christy.

**Trustee(s) Absent:** Carol Mitchell, Dennis Hudson, Mike Holland, and Tami Lansdell.

**Community Representatives Present (In Person):** Pamela Gillespie, Arielle; Ross Richards, Sandhill Preserve; Richard Hedrick, Prestancia; Beth Davey, Stonebridge; Janet Martins, Hamptons; Dayle Russell, Cobblestone; Curt Gilroy, Turtle Rock; Doug Houston, Isles of Sarasota; Hilda Frignito, Huntington Pointe.

**Community Representatives Present (Zoom):** Tim Sampey, Stoneybrook Estates; Kristy Blevins-Warrington, Esplanade; Frank Cavuoto, Hammock Preserve.

**Community Members Present (In Person):** Geneva Lavery, Arielle; David Bridwell, Silver Oak.

**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 3:00pm by Carol Auricchio, Board President. Carol noted for the record that Ben Brodersen resigned from his position at Covenant Life Church thereby making him ineligible to serve as a Commercial/Industrial Trustee to the Master Association Board. It will now be up to the Board to appoint a replacement for this position.

**Minutes of Previous Meeting**

Motion by Kathrin Harris, seconded by Roger Stephenson, to approve the minutes of the November 20, 2025, meeting of the Board of Trustees as distributed. Motion passed unanimously.

**Community Representative Input – Agenda Items**

Kristy Blevins-Warrington from Esplanade asked if the proposed Directional Sign Policy being presented under New Business would be applicable to all communities on Palmer Ranch, if approved by the Board. The answer is yes, if approved by the Board the Directional Sign Policy would be applicable to all entities on Palmer Ranch.

**Financial Report for the Period Ending December 31, 2025**

Tracy presented the unaudited financial statements for the period ending December 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 Roger Stephenson.
- G. Palmer Ranch CERT Team Report provided by Tony Orfanos.

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**Old Business**

**A. Banking / Investments**

Motion by Martha Sherman, seconded by John Power, to approve the placement of the remaining Operating and Reserve funds in the Flourish Cash Program. Investment will be coordinated by the Board President, Treasurer and the PRMA Community Manager. All transfers in and out of Flourish Cash must be authorized by two (2) of the authorized check signers. Following discussion, motion passed unanimously.

**B. Nature Preserve on Palmer Ranch**

Motion by Roger Stephenson, seconded by Charles Reith, to approve for PRMA staff to proceed with identifying a schedule and budget for the planting of native species at Palmer Ranch Tract 700, as early as this summer. Following discussion, motion passed unanimously.

**C. Other**

There was no other old business to discuss.

**New Business**

**A. Certificates of Insurance from Communities on Palmer Ranch**

Motion by Kathrin Harris, seconded by John Power, to require communities on Palmer Ranch to provide the Master Association with a copy of their Certificate of Insurance with Palmer Ranch Master Property Owners Association, Inc. noted as a Certificate Holder. It was noted this requirement is specifically for the communities' liability insurance policies. Following discussion, the motion passed unanimously.

**B. Policy for Directional Signs**

Motion by Martha Sherman, seconded by Lee Katz, to rescind the May 22, 2014, Resolution requiring communities to bear the cost of directional signs for Palmer Ranch communities not already included on the existing/new directional signs. Following discussion, the motion passed unanimously.

Motion by John Power, seconded by Kathrin Harris, to approve the Directional Sign Policy as drafted. Following discussion, the motion passed unanimously.

**C. Turtle Rock ARC Submission for Painting of its Community Entrance Features**

Motion by Roger Stephenson, seconded by Martha Sherman, to approve Turtle Rock's ARC submission for painting of its community entrance features, using scheme one. Following discussion, the motion passed unanimously.

**D. Other**

There were no other new items to discuss.

**Community Representative Discussion – Non-Agenda Items**

- David Bridwell from Silver Oak asked about signage along Legacy Trail along Central Sarasota Parkway and Bay Street that were damaged during the 2024 hurricane season. Mr. Bridwell was advised by the Friends of Legacy Trail that these signs are to be repaired by Sarasota County. Additionally, Mr. Bridwell commented about the county's roadway resurfacing project on Central Sarasota Parkway, which was originally to have been completed by January 20<sup>th</sup>. Given this is a Sarasota County project, there is nothing that can be done by the Master Association to accelerate the timeline on this project; however, the Master Association can keep neighboring communities informed as to the progress of this project.
- Doug Houston from Isles of Sarasota said his community is beginning the process of exploring allowing metal roofs within their community as was interested in feedback from any of the other Palmer Ranch communities as to their specifications, experience, etc. Curt Gilroy from Turtle Rock offered his community reviews requests for metal roofs on a case-by-case basis; however, the community does not allow standing seam metal roofs.
- Pamela Gillespie from Arielle inquired if their community was required to submit architectural changes that are visible from Sarasota County rights-of-way to the Master Association. Tracy responded that Arielle had not yet

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been granted Delegation of Authority under Article 6.02 of the Master Declaration, so any architectural changes would need to be submitted to the Palmer Ranch Planning & Architectural Review Board.

**2026 PRMA Board Meeting Schedule – the following meetings will convene at 3pm**

- 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 Charles Reith, seconded by Kathrin Harris, to adjourn the meeting. The meeting adjourned at 4:08pm.

Respectively submitted,

Leatrice (Lee) Katz  
Secretary