



April 23, 2026

**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, April 30, 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/81081015975?pwd=qJqmQRjlcXHiyFJgv416hLt1bgS8tF.1>
Meeting ID: 810 8101 5975
Passcode: 376925

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 March 26, 2026 Organizational Meeting of the Board of Trustees

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
AGENDA
April 30, 2026

I. Convene/Quorum – 3pm

II. Minutes of previous meeting

- A. Organizational Meeting of the Board of Trustees – March 26, 2026

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 March 31, 2026

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. Other

VII. New Business

- A. Marketable Record Title Act
- B. Nature Preserve on Palmer Ranch Project – Location of Native Plantings
- C. Charles Reith’s Consulting/Bidding Request – Nature Preserve on Palmer Ranch Native Plantings Project
- D. Enhancement Project – Honore Avenue Phase V / Bay Street Extension – Owens Electric
- E. Temporary Reuse Agreement with Promenade Estates
- F. Turf Refurbishment – McIntosh Road Between Sawyer Loop Road and Palmer Ranch Parkway West
- G. Create an Ad Hoc Committee to Explore the Possibility of Increasing the Number of Candidates Eligible to Serve as President Elect for PRMA
- H. Appointment to the Palmer Ranch CERT Team
- I. Contract with Carbon Life for Biological Ornamental Maintenance – Phase 1
- J. 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.

- Board Meeting - May 21, 2026 - Covenant Life Church / Zoom
- Board Meeting - July 23, 2026 - Covenant Life Church / Zoom
- Board Meeting - September 24, 2026 - Covenant Life Church / Zoom
- Board Meeting - November 19, 2026 - Covenant Life Church / Zoom

X. Adjourn

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Organizational Meeting of the Board of Trustees
MINUTES
March 26, 2026

An Organizational Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on March 26, 2026, immediately following the Annual Members meeting. Attendees were able to participate in person (Covenant Life Church) or via Zoom.

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

Trustees Present (Zoom): Tami Lansdell.

Trustee(s) Absent: Michael Holland, Charles Reith, Robbie Tello, and Bill Wickboldt.

Community Representatives Present (In Person): None

Community Representatives Present (Zoom): None

Community Members Present (In Person): None

Community Members Present (Zoom): Dennis Hudson, Hammock Preserve.

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 4:20pm by Martha Sherman, Board President.

Minutes of Previous Meeting

Motion by Kathrin Harris, seconded by Carol Auricchio, to approve the minutes of the January 22, 2026, meeting of the Board of Trustees as distributed. Motion passed unanimously.

Community Representative Input – Agenda Items

None.

Appointment of Officers

Motion by Carol Auricchio, seconded by Oliver Janney, to appoint the following officers: Carol Auricchio, President-Elect; John Power, Vice President; Lee Katz, Secretary; Kathrin Harris, Treasurer; Roger Stephenson, Assistant Treasurer. Motion passed unanimously.

Committee Charters / Member Appointments

A. Advisory Committee

Motion by Kathrin Harris, seconded by Oliver Janney, to approve the Advisory Committee Charter, as drafted and to appoint the following members to the Advisory Committee until the close of the 2027 PRMA Annual Members meeting: Martha Sherman, Carol Auricchio, John Power, Lee Katz, Kathrin Harris, Roger Stephenson, and Carol Mitchell. Motion passed unanimously.

B. Palmer Ranch Watershed & Natural Assets Committee

Motion by Carol Mitchell, seconded by Oliver Janney, to approve the Palmer Ranch Watershed & Natural Assets Committee Charter, as drafted, and to appoint the following members to the Palmer Ranch Watershed & Natural Assets Committee until the close of the 2027 PRMA Annual Members meeting: Co-Chairs: Charles Reith, Michelle van Schouwen, Roger Stephenson; Secretary: Bill Sullivan; Voting Members: Barbara Scissors, Sandhill Preserve; Bill Lampinski, Hammock Preserve; Bill Sullivan Sandhill Preserve; Carol Mitchell, Prestancia; Charles Durkin, VillageWalk; Charles Reith, Mira Lago; Cindy Taliaferro, Mira Lago; Joe Polidoro, Turtle Rock; Ken Natoli, Isles of Sarasota; Lynn Freeman, Marbella; Michael Ansel, Promenade Estates; Michaelle van Schouwen, Turtle Rock; Robert Banta, Huntington Pointe; Roger Stephenson, VillageWalk; Scott Getty, Deer Creek; Non-Voting Members:

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Organizational Meeting of the Board of Trustees
MINUTES
March 26, 2026

David & Jennifer Shafer, Shafer Consulting; Steve Suau, Carbon Life; Russ Hoffman, Beautiful Ponds (retired); Dr. Abbey Tyrna, Suncoast Waterkeepers; Brian Lutz, Sarasota County Parks, Recreation & Natural Resources. Motion passed unanimously.

C. Palmer Ranch CERT Team

Motion by John Power, seconded by Oliver Janney, to renew the Palmer Ranch CERT Charter as drafted and appoint the following to the Palmer Ranch CERT Team until close of the next Annual Members meeting: Chairperson/Member: Tony Orfanos; Members: Dr. Richard Censullo, Vern Conrad, Mike Nepi, Tim Sampey, Larry Scott, Joe Gargiulo, Ron Moscati, Eric Wyrosdic; PRMA Cert Advisor: Susann Ambrecht. Motion passed unanimously.

Old Business

A. Other

There was no old business to discuss.

New Business

A. PRMA Listed as Donating Reuse Water (as the secondary source) on Promenade Estates' Neighborhood Grant Application

Motion by Kathrin Harris, seconded by Carol Mitchell, to approve Palmer Ranch Master Association listed as donating reuse water, as a secondary source, on Promenade Estates' Neighborhood Grant application, noting the Master Association's support of this project. Following discussion, the motion passed unanimously.

B. Other

There was no other new business to discuss.

Community Representative Discussion – Non-Agenda Items

None.

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

- NEW DATE: April 30, 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 Carol Auricchio, seconded by Scott Christy, to adjourn the meeting. The meeting adjourned at 4:28pm.

Respectively submitted,

Leatrice (Lee) Katz
Secretary