



July 16, 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, July 23, 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/82273030338?pwd=Z6w2RNbX0RZa2e6nq093QhfluNtIvH.1>

Meeting ID: 822 7303 0338
Passcode: 216081

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 May 21, 2026, Meeting of the Board of Trustees
DRAFT Minutes of June 25, 2026, Special Meeting of the Board of Trustees

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

Meeting of the Board of Trustees

AGENDA

July 23, 2026

I. Convene/Quorum – 3pm

II. Minutes of previous meetings

- A. Meeting of the Board of Trustees – May 21, 2026
- B. Special Meeting of the Board of Trustees – June 25, 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 June 30, 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
- H. Ad Hoc Committee to Explore the Possibility of Increasing the Number of Candidates Eligible to Serve as President Elect for PRMA

VI. Old Business

- A. Other

VII. New Business

- A. Appointment to the Advisory Committee
- B. Draft Board Resolution (Guidelines which the Board shall consider when selecting a Board member to be eligible for appointment as President Elect)
- C. Project Approval – Aquatic Conservation, Inc. – Phase 6, Palmer Ranch Parkway West Nuisance & Exotic Removal
- D. Google Group for Palmer Ranch Community Representatives
- E. Palmer Ranch CERT Team Presentation
- F. Contracts -
 - 1. Cancellation of the following contracts with Blooming's Landscape & Turf Management
 - a) Dedicated Landscape Personnel
 - b) Fertilization & Pest Control – Phases 1 & 2
 - c) Ornamental Maintenance – Phases 1 & 2
 - 2. Approving of the following contracts with Shane Battle DBA: Verdant Horticulture, LLC
 - a) Dedicated Landscape Personnel
 - b) Fertilization & Pest Control – Phases 1 & 2
 - c) Ornamental Maintenance – Phases 1 & 2
- G. 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 - 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)
Meeting of the Board of Trustees
MINUTES
May 21, 2026

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on May 21, 2026, at Covenant Life Church with the opportunity for participants to join either in person or via Zoom.

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

Trustees present (Zoom): Bill Wickboldt, Robbie Tello, and Mike Holland.

Trustees absent: Kathrin Harris and Tami Lansdell

Community Representatives present (In Person): Frank Frey, VillageWalk; Beth Davey, Stonebridge; Ross Richards, Sandhill Preserve; David Bridwell, Silver Oak; Dale Russell, Cobblestone; Michael Scott, Cobblestone; Joanne Orfanos, Huntington Pointe;

Community Representatives present (Zoom): Grace Boehm, Turtle Rock; Doug Houston, Isles of Sarasota.

Community Members present (In Person): Annette Landes, VillageWalk; Barbara Scissors, Sandhill Preserve; Tony Orfanos, Huntington Pointe;

Community Members present (Zoom): None.

Palmer Ranch Master Association staff in attendance (In Person): Tracy Smith, Sue Ambrecht, and Laura McNulty.

Convene/Confirmation of Quorum

Following confirmation of a quorum, the meeting was convened at 2:59pm by Martha Sherman, President.

Minutes of Previous Meeting

Motion by Roger Stephenson, seconded by Oliver Janney, to approve the minutes of the April 30, 2026, Meeting of the Board of Trustees as distributed. Motion passed unanimously.

Financial Report for the Period Ending April 30, 2026.

Tracy presented the unaudited financials for the period ending April 30, 2026

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 provided by Martha Sherman
- B. Management Report was provided by Tracy Smith.
- C. Community Development Update was provided by Tracy Smith.
- D. Grounds Report was provided by Sue Ambrecht.
- E. Palmer Ranch Watershed & Natural Assets Committee Report was provided by Charles Reith
- F. Palmer Ranch CERT Team Report was provided by Tony Orfanos.
- G. Report from the Ad Hoc Committee to Explore the Possibility of Increasing the Number of Candidates Eligible to Serve as President Elect for PRMA was provided by Carol Auricchio.

Community Representative Input – Agenda Items

None.

Old Business

A. **Other**

There was no old business to discuss.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
May 21, 2026

New Business

A. New Design for the Palmer Ranch Directional Signs

Motion by Roger Stephenson, seconded by Carol Auricchio, to approve the new design (Magee Signs Concept #6781cpt5A) for the Palmer Ranch directional signage. Following discussion, the motion passed unanimously.

B. Architectural Submissions from VillageWalk HOA Advisory Committee recommendations

a. Change in Color Palette for Certain Homes Within the Community

Motion by Oliver Janney, seconded by Lee Katz, to send this item of business back to the PRMA Advisory Committee for review within one (1) week. A Special Board Meeting, to be held via Zoom, will be scheduled as soon as possible in order for the Board to make a final decision on this matter. Following discussion, the motion passed unanimously.

b. Change in Window Specifications for Homes Within the Community

Motion by Oliver Janney, seconded by Carol Mitchell, to approve of the change in window specifications as submitted by VillageWalk. Motion passed unanimously.

C. Continuing the Board Ambassador Program

Motion by John Power, seconded by Oliver Janney, to continue the Board Ambassador Program. Motion passed unanimously.

D. Provide Copies of Board Recommendations to the Community Representatives Prior to a Board Meeting

Motion by Carol Mitchell, seconded by Oliver Janney, to direct PRMA staff to provide all Community Representatives with the Board Recommendations, electronically, when notices of PRMA Board meetings are distributed. Motion passed unanimously.

C. Appointments to the Palmer Ranch Watershed & Natural Assets Committee

Motion by Roger Stephenson, seconded by Scott Christy, to appoint Oliver Janney from Deer Creek and Michael Hallam from Deer Creek to the Palmer Ranch Watershed & Natural Assets Committee as Voting Members until the next Annual Members Meeting. Motion passed unanimously.

D. Appointments to the Palmer Ranch CERT Team

Motion by Carol Mitchell, seconded by Carol Auricchio, to re-assign and appoint the following to the Palmer Ranch CERT Team until close of the next Annual Members meeting:

- Chairperson/Member: Larry Scott
- Members: Dr. Richard Censullo, Vern Conrad, Mike Nepi, Tim Sampey, Tony Orfanos, Joe Gargiulo, Ron Moscati, Eric Wyrosdic and Paul Tweedly, and Dennis Hudson.
- PRMA CERT Advisor: Susann Ambrecht

Motion passed unanimously.

E. Other

There was no other new business to discuss.

Community Representative Discussion

Michael Scott from Cobblestone referenced an issue his community has been having with a homeless encampment on the property just north of Cobblestone's northern border. Cobblestone has reached out to Sarasota County Sheriff's Department in addition to the owner of the property where the encampment is.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
May 21, 2026

Board of Trustees Meeting Schedule for the remainder of 2026 – held on the following dates at 3pm

- 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

Adjourn

There being no further business to discuss, a motion was made by Oliver Janney, seconded by Carol Mitchell, to adjourn the meeting. The meeting was adjourned at 4:11pm.

Respectfully submitted,

Leatrice (Lee) Katz
Secretary

DRAFT

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Special Meeting of the Board of Trustees
MINUTES
June 25, 2026

A Special Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on June 25, 2026, at the Palmer Ranch Master Association's office with an opportunity for participants either in person or via Zoom.

Trustees present (in person): Kathrin Harris, Lee Katz, and Martha Sherman

Trustees present (Via Zoom): Oliver Janney, Tami Linsdell, Carol Auricchio, John Power, Roger Stephenson, Bill Wickboldt and Carol Mitchell

Trustees absent: Scott Christy, Michael Holland, Charles Reith and Robbie Tello

Community Representatives present (In Person): none

Community Representatives present (Via Zoom) Joanne Orfanos (Huntington Pointe). Grace Boehm (Turtle Rock), Darlene Johnson (Botanica) and Doug Houston (Isles of Sarasota)

Community Members present (In Person): Kristy Blevins-Warrington (Esplanade on Palmer Ranch)

Community Members present (Via Zoom): none

Palmer Ranch Master Association staff in attendance (In Person): Tracy Smith and Laura McNulty

Palmer Ranch Master Association staff in attendance (via Zoom): Sue Ambrecht.

Convene/Confirmation of Quorum

Following confirmation of a quorum, the meeting was convened at 3:01pm by Martha Sherman, President.

Community Representatives Input-Agenda Items

None

Old Business

A. Architectural submission from VillageWalk HOA-Color Palette Change

Physical color samples were presented in person to review.

A motion was made by Kathryn Harris, seconded by Lee Katz to approve the color palette, as submitted by VillageWalk, that single-family homes that are visible from Honore Avenue and Palmer Ranch Parkway Extension Right-of-Way. Can change their house color. It was passed unanimously by the Board.

B. Other

There was no other old business to discuss.

New Business

A. Nature Preserve on Palmer Ranch

1. Irrigation System

A motion was made by Lee Katz, seconded by Roger Stephenson, to approve estimate #35961 from Blooming's Landscape & Turf Management, Inc. in the amount of \$10,457.00 for the necessary modification and installation of irrigation for the Nature Preserve on Palmer Ranch Project, with funding from Operating Account-Enhancement #61310. It was passed unanimously by the Board.

2. Preparation work for Planting of Microforest-Cardboard/Mulch

A motion was made by Carol Auricchio, seconded by Kathryn Harris, to approve up to \$6,500.00 for the necessary preparation work for the planting of the Microforest at the Nature Preserve on Palmer Ranch Project, with funding from Operating Account-Enhancements #61310. It was passed unanimously by the Board.

B. Other

There was no other new business to discuss.

Community Representative Input on Non-Agenda Items

There was no discussion.

2026 Calendar Year Meeting Schedule-The following meetings will convene at 3pm

- 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

There being no further business to discuss, a motion was made by Carol Auricchio, seconded by Oliver Janney, to adjourn the meeting. The meeting was adjourned at 3:12pm.

Respectfully submitted,

Leatrice (Lee) Katz
Secretary