



September 10, 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, September 24, 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/88611905648?pwd=68PnLj9ZtLL01dkh4jMYdZCkpONrYZ.1>

Meeting ID: 886 1190 5648
Passcode: 297736

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
2027 Calendar Year Draft Budget
DRAFT Minutes of July 23, 2026, Meeting of the Board of Trustees
DRAFT Minutes of August 27, 2026, Special Meeting of the Board of Trustees

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
AGENDA
September 24, 2026

I. Convene/Quorum – 3pm

II. Minutes of previous meetings

- A. Meeting of the Board of Trustees – July 23, 2026
- B. Special Meeting of the Board of Trustees – August 27, 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 August 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
- 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. 2027 Calendar Year Draft Budget
- B. Consideration for Approval - Carry forward any 2026 excess revenue to offset 2027 expenses
- C. Board Resolution – Estoppel certificates and proposed increase in estoppel fee
- D. Modification in the method used to provide notices of PRMA Board meetings
- E. Process Involved in Requests for Trustee Nominations
- F. Final Report from the Ad Hoc Committee – Opportunities for Additional Candidates for President Elect
- G. Final Report from the Palmer Ranch Stormwater Management Ad Hoc Committee
- H. 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 meeting will convene at 3pm.

- Board Meeting - November 19, 2026 - Covenant Life Church / Zoom

X. Adjourn

Palmer Ranch Master Property Owners Association, Inc.
2027 CALENDAR YEAR DRAFT BUDGET

For the period January 1, 2027 through December 31, 2027

	2026	2027	2026/2027
	APPROVED	DRAFT	percent
Income	BUDGET	BUDGET	change
Assessments	\$ 2,432,500	\$ 2,473,100	1.67%
Prior Period Surplus	\$ 775,000	\$ 775,000	0.00%
Estoppel Fee Income	\$ 22,500	\$ 31,500	40.00%
Interest	\$ 300	\$ 300	0.00%
Architect Review Fee	\$ -	\$ -	0.00%
Sarasota County Maint.	\$ 242,561	\$ 242,561	0.00%
TOTAL INCOME	\$ 3,472,861	\$ 3,522,461	1.43%
Expenses			
Administration			
Postage	\$ 4,111	\$ 4,111	0.00%
Printing	\$ 4,000	\$ 4,000	0.00%
Office Expenses	\$ 15,000	\$ 15,000	0.00%
Office Equipment Maintenance	\$ 19,732	\$ 23,916	21.20%
Meetings / Travel	\$ 6,380	\$ 8,808	38.06%
Organizational Memberships	\$ 650	\$ 650	0.00%
Employee Training	\$ 650	\$ 650	0.00%
Website	\$ 1,740	\$ 1,740	0.00%
Palmer Ranch CERT	\$ 10,000	\$ 10,000	0.00%
Total Administration	\$ 62,263	\$ 68,875	10.62%
Employee			
Salaries	\$ 403,182	\$ 418,043	3.69%
Payroll Tax	\$ 32,736	\$ 33,417	2.08%
Payroll Processing / Admin Fee	\$ 6,048	\$ 6,271	3.69%
401(k) Plan	\$ 18,578	\$ 19,321	4.00%
Health Benefits	\$ 39,021	\$ 48,549	24.42%
Total Employee	\$ 499,565	\$ 525,600	5.21%
Occupancy			
Rent	\$ 60,000	\$ 63,000	5.00%
Electric	\$ 3,989	\$ 4,224	5.89%
Telephone	\$ 7,600	\$ 7,600	0.00%
Facility Maintenance	\$ 5,040	\$ 5,300	5.16%
Total Occupancy	\$ 76,629	\$ 80,124	4.56%
Depreciation			
Depreciation Expense	\$ 1,270	\$ 1,270	0.00%
Total Depreciation	\$ 1,270	\$ 1,270	0.00%
Insurance Expense			
Insurance Accrual	\$ 184,900	\$ 165,620	-10.43%
Total Insurance Expense	\$ 184,900	\$ 165,620	-10.43%
Professional Fees			
Legal Fees	\$ 9,000	\$ 9,000	0.00%
Accounting	\$ 8,500	\$ 8,500	0.00%
Architectural / Engineering	\$ 7,500	\$ 7,500	0.00%
Consulting Fees	\$ 12,120	\$ 12,120	0.00%
Total Professional Fees	\$ 37,120	\$ 37,120	0.00%
Maintenance			
Ornamental Maintenance	\$ 329,073	\$ 329,076	0.00%
Ornamental Refurbishment	\$ 379,250	\$ 392,700	3.55%
Turf Maintenance	\$ 513,064	\$ 473,292	-7.75%
Turf Refurbishment	\$ 68,700	\$ 55,800	-18.78%
Fertilization / Pest Control	\$ 262,467	\$ 262,464	0.00%
Irrigation Maintenance	\$ 140,484	\$ 140,484	0.00%
Irrigation Refurbishment	\$ 76,800	\$ 81,300	5.86%
Aquatic Weed Control	\$ 243,456	\$ 238,656	-1.97%
Repairs & Maintenance	\$ 66,400	\$ 66,600	0.30%
Butterfly/Wildlife Garden	\$ 5,000	\$ 5,004	0.08%
Total Maintenance	\$ 2,084,694	\$ 2,045,376	-1.89%
Common Utilities			
Re-Claimed Water	\$ 76,200	\$ 83,820	10.00%
Electric	\$ 15,000	\$ 16,500	10.00%
Total Common Utilities	\$ 91,200	\$ 100,320	10.00%
Permit Compliance			
Aquatic Monitoring	\$ 3,000	\$ -	-100.00%
Total Permit Compliance	\$ 3,000	\$ -	-100.00%
Reserve Funding - Transfer			
Reserve Funding / Transfer	\$ 52,467	\$ 75,000	42.95%
Total Reserve Funding - Transfer	\$ 52,467	\$ 75,000	42.95%
Income Tax Expense			
Income Tax Expense	\$ 3,000	\$ 3,000	0.00%
Property Tax Expense	\$ 500	\$ 500	0.00%
Total Tax Expense	\$ 3,500	\$ 3,500	0.00%
Operating Contingency			
Operating Contingency	\$ 50,000	\$ 50,000	0.00%
Total Operating Contingency	\$ 50,000	\$ 50,000	0.00%
Enhancements			
Enhancements	\$ 326,254	\$ 369,657	13.30%
Total Enhancements	\$ 326,254	\$ 369,657	13.30%
Community Center			
Community Center	\$ -	\$ -	0.00%
Total Community Center	\$ -	\$ -	0.00%
TOTAL EXPENSE	\$ 3,403,587	\$ 3,472,861	1.43%

NOTE: Assessments are based on a projected 14,132 assessable unit values at \$175.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2027**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2023 Replace Cost	June 30, 2026 Estimated Balance	2026 Budgeted Contributions	2026 Remaining Contributions	2026 Projected Expense	YE 2026 Projected Balance	Residual Balance	2027 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	9	\$ 99,560	\$ 99,560	\$ 81,046	\$ 1,797	\$ 899	\$ -	\$ 81,945	\$ 17,615	\$ 1,957
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2028	40	1	\$ 156,375	\$ 156,375	\$ 153,039	\$ -	\$ -	\$ -	\$ 153,039	\$ 3,336	\$ 3,336
30113 - Beneva / Sarasota Square Blvd.	1986	1	2028	40	1	\$ 31,950	\$ 31,950	\$ 31,284	\$ -	\$ -	\$ -	\$ 31,284	\$ -	\$ -
30114 - McIntosh / US 41	1991	1	2031	40	5	\$ 91,125	\$ 91,125	\$ 72,432	\$ 2,944	\$ 1,472	\$ -	\$ 73,904	\$ 17,221	\$ 3,444
30115 - PVC Fencing	2013	1	2028	15	1	\$ 30,977	\$ 30,977	\$ 35,018	\$ -	\$ -	\$ -	\$ 35,018	\$ (4,041)	\$ -
30120 - Entry Landscape Lighting	2018	1	2033	15	7	\$ 75,000	\$ 75,000	\$ 40,855	\$ 3,667	\$ 1,834	\$ -	\$ 42,688	\$ 32,312	\$ 4,616
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2022	1	2037	15	11	\$ 302,500	\$ 302,500	\$ 225,080	\$ 6,907	\$ 3,454	\$ -	\$ 228,533	\$ 73,967	\$ 6,724
30132 - Sarasota Square Blvd.	2022	1	2037	15	11	\$ 76,500	\$ 76,500	\$ 53,285	\$ 2,071	\$ 1,036	\$ -	\$ 54,320	\$ 22,180	\$ 2,016
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2022	1	2037	15	11	\$ 40,000	\$ 40,000	\$ 25,205	\$ -	\$ -	\$ -	\$ 25,205	\$ 14,795	\$ -
30134 - Central Sarasota Pkwy - McIntosh to Honore	2023	1	2033	10	7	\$ 15,000	\$ 15,000	\$ 16,317	\$ -	\$ -	\$ -	\$ 16,317	\$ (1,317)	\$ -
30135 - Honore Avenue Phase 1	2023	1	2033	10	7	\$ 36,000	\$ 36,000	\$ 5,278	\$ -	\$ -	\$ -	\$ 5,278	\$ 30,722	\$ -
30136 - Honore Avenue Phase 2	2023	1	2033	10	7	\$ 54,000	\$ 54,000	\$ 7,582	\$ -	\$ -	\$ -	\$ 7,582	\$ 46,418	\$ -
30137 - Honore Avenue Phase 3	2023	1	2033	10	7	\$ 8,800	\$ 8,800	\$ (489)	\$ -	\$ -	\$ -	\$ (489)	\$ 9,289	\$ 2,516
30138 - Honore Avenue Phase 4	2023	1	2033	10	7	\$ 12,500	\$ 12,500	\$ (3,396)	\$ -	\$ -	\$ -	\$ (3,396)	\$ 15,896	\$ -
30138-A - Engineering for Honore Streetlight Resurfacing	2023	1	2033	10	7	\$ 20,000	\$ 20,000	\$ 10,775	\$ 1,109	\$ 555	\$ -	\$ 11,329	\$ 8,671	\$ 1,239
30139 - Traffic Signal Resurfacing	2014	1	2027	10	0 to 3	\$ 72,900	\$ 111,000	\$ 120,038	\$ -	\$ -	\$ -	\$ 120,038	\$ (9,038)	\$ -
30140 - Community Identification Signs - Replace	2001	6	2046	25	19	\$ 165,000	\$ 156,346	\$ 56,466	\$ 4,938	\$ 2,469	\$ -	\$ 58,935	\$ 97,411	\$ 5,127
30145 - Community Identification Signs - Capital Repair	2013	6	2028	5	1	\$ 21,000	\$ 21,000	\$ 25,558	\$ -	\$ -	\$ -	\$ 25,558	\$ (4,558)	\$ -
30150 - Directional Signs	2020	24	2029	15	3	\$ 168,000	\$ 168,000	\$ 112,344	\$ 6,050	\$ 3,025	\$ -	\$ 115,369	\$ 52,631	\$ 17,544
30160 - Flagpoles	2011	6	2036	25	10	\$ 49,000	\$ 49,000	\$ 37,669	\$ 1,105	\$ 553	\$ -	\$ 38,222	\$ 10,778	\$ 1,078
30170 - Entry Pavers														
30171 - McIntosh / US 41	2003	1	2028	25	1	\$ 34,980	\$ 34,980	\$ 31,175	\$ 1,826	\$ 913	\$ -	\$ 32,088	\$ 2,892	\$ 2,892
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	13	\$ 72,469	\$ 72,469	\$ 10,518	\$ 4,358	\$ 2,179	\$ -	\$ 12,697	\$ 59,772	\$ 4,598
30173 - Sarasota Square Blvd / Beneva Rd	2005	1	2030	25	3	\$ 39,600	\$ 39,600	\$ 34,422	\$ 1,248	\$ 624	\$ -	\$ 35,046	\$ 4,554	\$ 1,518
30174 - Palmer Ranch Pkwy / Beneva Rd	2005	1	2030	25	3	\$ 71,280	\$ 71,280	\$ 59,158	\$ 2,921	\$ 1,461	\$ -	\$ 60,618	\$ 10,662	\$ 3,554
30176 - Median Pavers	2009	1	2034	25	8	\$ 33,000	\$ 33,000	\$ 20,519	\$ 1,349	\$ 675	\$ -	\$ 21,194	\$ 11,806	\$ 1,476
30176-A - Sealing of pavers	2019	1	2027	5	0	\$ 11,775	\$ 11,775	\$ 11,695	\$ 46	\$ 23	\$ -	\$ 11,718	\$ 57	\$ 46
30175 - Benches	2004	15	2028	20	0 to 4	\$ 12,750	\$ 12,750	\$ 13,946	\$ -	\$ -	\$ -	\$ 13,946	\$ (1,196)	\$ -
30177 - Stormwater/Groundwork Mgmt - Restoration Area F	2033	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 31,315	\$ 2,245	\$ 1,123	\$ -	\$ 32,437	\$ 17,563	\$ 2,509
30178 - Stormwater/Groundwork Mgmt - Restoration Area D	2033	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 36,316	\$ 1,644	\$ 822	\$ -	\$ 37,138	\$ 12,862	\$ 1,837
30179 - Stormwater/Groundwork Mgmt - Restoration Area C	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 39,992	\$ 1,203	\$ 602	\$ -	\$ 40,593	\$ 9,407	\$ 1,344
30181 - Stormwater/Groundwork Mgmt - Restoration Area G	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 43,933	\$ 729	\$ 365	\$ -	\$ 44,297	\$ 5,703	\$ 815
30182 - Stormwater/Groundwork Mgmt - Restoration Area H	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 14,135	\$ 4,310	\$ 2,155	\$ -	\$ 16,290	\$ 33,710	\$ 4,816
30190 - Unallocated Reserve Interest Income	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 25,391		\$ -		\$ 25,391	\$ -	\$ -
TOTAL							\$ 2,081,487	\$ 1,477,900	\$ 52,467	\$ 26,234	\$ -	\$ 1,504,133	\$ 602,079	\$ 75,000

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
July 23, 2026

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on July 23, 2026, at Covenant Life Church, with an opportunity for participants to join either in person or via Zoom.

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

Trustees present (Zoom): Bill Wickboldt, John Power, Kathrin Harris, Robbie Tello and Tami Lansdell.

Trustee absent: Mike Holland

Community Representatives present (In Person): Ross Richards, Sandhill Preserve; Beth Davey, Stonebridge; Bob Mongillo, Isles of Sarasota; Richard Hedrick, Prestancia; Dayle Russell, Cobblestone; Dave Bridwell, Silver Oak Estates.

Community Representatives present (Zoom): Grace Boehm, Turtle Rock.

Community Members present (In Person): Barbara Scissors, Sandhill Preserve; Larry Scott, Esplanade; Tony Orfanos, Huntington Pointe.

Community Members present (Zoom): None

Guest present: Shane Battle, Blooming's Landscape & Turf Management, Inc.

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, meeting was convened at 3:00pm by Martha Sherman, Board President.

Minutes of Previous Meeting

Motion by Oliver Janney, seconded by Carol Auricchio, to approve the minutes of the May 21, 2026, Board of Trustees meeting as distributed and the minutes of the June 25, 2026, Special Board of Trustees meeting as amended. Motion passed unanimously.

Financial Report for the Period Ending June 30, 2026

Tracy presented the unaudited financials for the period ending June 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 – Comments provided by Martha Sherman
- B. Tracy Smith provided the Management Report

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
July 23, 2026

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

Community Representative Input – Agenda Items

None.

Old Business

- a. **Other**
There was no old business to discuss.

New Business

- a. **Appointment to the Advisory Committee**
The Advisory Committee Charter provides for up to eight members, of which seven have been appointed by the Board. Motion by Carol Auricchio, seconded by Carol Mitchell, to appoint Kristy Blevins-Warrington to the Advisory Committee until the next Annual Members Meeting. Motion passed unanimously.
- b. **Draft Board Resolution (Guidelines which the Board shall consider when selecting a Board member to be eligible for appointment as President Elect)**
This recommendation was presented by the Ad Hoc Committee to Explore the Possibility of Increasing the Number of Candidates Eligible to Serve as President Elect for PRMA. Motion by Lee Katz, seconded by Oliver Janney, to approve the Draft Board Resolution (Guidelines which the Board shall consider when selecting a Board member to be eligible for appointment as President Elect). Following discussion, the motion passed unanimously. NOTE: Approved Board Resolution attached to a made a part of these minutes.
- c. **Project Approval – Aquatic Conservation, Inc. – Phase 6, Palmer Ranch Parkway West Nuisance & Exotic Removal**
Recommended by the Advisory Committee, this project would continue nuisance and exotic vegetation removal in Phase 6, which is along the north side of Palmer Ranch Parkway, between McIntosh Road and the entrance to the Marbella community. Motion by Carol Mitchell, seconded by Oliver Janney, to approve Phase 6 of the Palmer Ranch Parkway West Nuisance & Exotic Removal Project by awarding the project to Aquatic Conservation, Inc. at a cost of \$7,650.00 with funding from Operating Account #61310 – Enhancements. Following discussion, the motion passed unanimously.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
July 23, 2026

d. Google Group for Palmer Ranch Community Representatives

The Advisory Committee recommends that the Board approve this program to provide Community Representatives with a shared forum for discussing common issues affecting their community associations. Motion by Oliver Janney, seconded by Roger Stephenson, to authorize the creation of a Google Group by adoption of the Palmer Ranch Presidents Forum Google Group Program Outline. Following discussion, the motion passed unanimously.

e. Palmer Ranch CERT Team Presentation

Palmer Ranch CERT Team Chair Larry Scott provided the CERT presentation to the Board, after which motion was made by Carol Auricchio, seconded by Roger Stephenson, to approve the Palmer Ranch CERT Team Presentation and authorize it be administered to communities on Palmer Ranch by members of the Palmer Ranch CERT Team. Motion passed unanimously.

f. Contracts -

- a. Cancellation of the following contracts with Blooming's Landscape & Turf Management
 - 1. Dedicated Landscape Personnel
 - 2. Fertilization & Pest Control – Phases 1 & 2
 - 3. Ornamental Maintenance – Phases 1 & 2

- b. Approving of the following contracts with Shane Battle DBA: Verdant Horticulture, LLC

- 1. Dedicated Landscape Personnel
 - 2. Fertilization & Pest Control – Phases 1 & 2
 - 3. Ornamental Maintenance – Phases 1 & 2

Motion by Oliver Janney, seconded by Kathrin Harris, to authorize the cancellation of the following contracts with Blooming's Landscape & Turf Management, effective August 31, 2026:

- 1. Dedicated Landscape Personnel
 - 2. Fertilization & Pest Control – Phases 1 & 2
 - 3. Ornamental Maintenance – Phases 1 & 2

And to authorize the following contracts with Shane Battle DBA: Verdant Horticulture, LLC, effective September 1, 2026, through December 31, 2027:

- 1. Dedicated Landscape Personnel
 - 2. Fertilization & Pest Control – Phases 1 & 2
 - 3. Ornamental Maintenance – Phases 1 & 2

Board was provided with an opportunity to ask questions of Shane Battle. Following discussion, the motion passed unanimously.

g. Other

There was no other new business to discuss.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
July 23, 2026

Community Representative Discussion

- Dave Bridwell provided update on Silver Oak Estates' experience recurring tailgating, gate damage, and unauthorized entry at the community's resident-only gates; GPS apps still direct traffic to incorrect (residents-only) gates despite corrective attempts.
- Dayle Russell of Cobblestone provided an update on the homeless encampment that had been set up just north of their community. Notices served, law enforcement involvement, trespassing enforcement, and increased helicopter/county patrolling resulted in reduction of homeless encampments. Dayle credits board member advocacy and community awareness for progress.

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

- 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 4:05pm.

Respectfully submitted,

Leatrice (Lee) Katz
Secretary

RESOLUTION

A RESOLUTION OF THE BOARD OF TRUSTEES ("BOARD") OF PALMER RANCH MASTER PROPERTY OWNERS' ASSOCIATION, INC. ("MASTER ASSOCIATION") PROVIDING CERTAIN GUIDELINES WHICH THE BOARD SHALL CONSIDER WHEN SELECTING A BOARD MEMBER TO BE ELIGIBLE FOR APPOINTMENT AS PRESIDENT-ELECT.

BE IT HEREBY RESOLVED, that the BOARD is responsible to manage the MASTER ASSOCIATION pursuant to the governing documents of the MASTER ASSOCIATION, including the Declaration of Protective Covenants, Conditions and Restrictions, the Articles of Incorporation and Bylaws, (collectively referred to as "MASTER DECLARATION"); and

The BOARD is responsible for electing the Officers of the Association as defined in Article VIII of the MASTER DECLARATION (Bylaws) and hereby includes certain guidelines, which shall be considered by the BOARD for appointment of the President-Elect, which guidelines shall include, but are not limited to, the following:

1. Service on the MASTER ASSOCIATION BOARD for one full two-year term and submitting their intent to run and be successful in winning election to the MASTER ASSOCIATION BOARD for an additional two-year term; or
2. Service on the MASTER ASSOCIATION BOARD for a minimum of one full year (12 months) after having filled a BOARD vacancy and submitting their intent to run and be successful in winning election to the MASTER ASSOCIATION BOARD for a full two-year term; or
3. Having served on the MASTER ASSOCIATION BOARD for a full two-year term or more and seeking and winning election to the MASTER ASSOCIATION BOARD for another two-year term following an absence of no more than three years; or
4. Having served on the MASTER ASSOCIATION Advisory Committee for a minimum of one full year (12 months) and submitting their intent to run and winning the election to the MASTER ASSOCIATION BOARD for a full two-year term; and
5. Such leadership traits and qualities the MASTER ASSOCIATION BOARD believes the President-Elect should possess to be successful as President-Elect and President of the MASTER ASSOCIATION.

ADOPTED by the BOARD of Trustees this 23rd day of July, 2026.

By: Martha Sherman

Martha Sherman, President

ATTEST:

Leatrice Katz

Leatrice Katz, Secretary

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Special Meeting of the Board of Trustees
MINUTES
August 27, 2026

A Special Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on August 27, 2026, in person (PRMA Office) and via Zoom.

Trustees present, in person: Carol Auricchio, Martha Sherman and Lee Katz

Trustees present, via zoom: Carol Mitchell, John Power, Kathrin Harris, Robbie Tello, Mike Holland, Oliver Janney, Roger Stephenson, Scott Christy and Tami Lansdell

Trustees absent: Bill Wickholdt and Charles Reith

Community Representatives present, via zoom: Dan Corey-Arbor Lakes, Rob Mongillo-Isles of Sarasota and Rich Casey, Promenade East

Community members present, in person: Michael Scott, Cobblestone

Palmer Ranch Master Association staff present, in person: Tracy Smith

Palmer Ranch Master Association staff, via zoom: Sue Ambrecht

Convene/Confirmation of Quorum

Following confirmation of a quorum, the meeting was convened at 3:45pm by PRMA Board President, Martha Sherman.

Community Representative Input-Agenda Items

None

Old Business

1. Contracts

Rescinding the cancellation of the following contracts with Blooming's Landscape & Turf Management and continuing the following contracts on a month-by-month basis effective September 1, 2026, until further notice.

1. Dedicated Landscape Personnel
2. Fertilization & Pest Control-Phases 1 & 2
3. Ornamental Maintenance-Phases 1 & 2

Following discussion, motion was made by Carol Auricchio, seconded by Lee Katz, to rescind the cancellation of the following contracts with Blooming's Landscape & Turf Management, Inc. and continuing contracts on a month-by-month basis effective September 1, 2026, until further notice

1. Dedicated Landscape Personnel
2. Fertilization & Pest Control-Phases 1 & 2
3. Ornamental Maintenance-Phases 1 & 2

All other terms and conditions, as well as the monetary value of each contract, will remain unchanged.
Motion passed unanimously.

2. Other

There was no other old business.

New Business

1. Other

There was no new business to discuss.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Special Meeting of the Board of Trustees
MINUTES
August 27, 2026

Community Representative Input on Non-Agenda Items

None

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

Adjourn

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 4:13pm

Respectfully submitted,

Leatrice (Lee) Katz
Secretary