

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

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- 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.

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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.

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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