

PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION, INC. (PRMA)
MEETING OF THE BOARD OF TRUSTEES
Minutes
August 25, 2016

A meeting of the Board of Trustees of the Palmer Ranch Master Property Owners Association, Inc. was held August 25, 2016 at Covenant Life Presbyterian Church located at 8490 McIntosh Road, Sarasota, Florida.

Trustees present: Bob Holzman, Cathy Leetzow, Claudia Brooks, Dick Beitel, Garry Wharton, Lee Katz, Nicholas Spina, Peggy Wells, Rob O'Connor, Steve Jeantet and Sue Ambrecht.

Trustees absent: Joel Schemmel, Laura Gilbert and Steve Anderson.

Community representatives present: Claudia Brooks of Deer Creek, Kamel Zaki of The Hamptons, Robert Stickney of Isles of Sarasota, Ronald Neri of Silver Oak Estates, Byron Masterson of Stonebridge, Lee Katz of VillageWalk, Nicholas Spina of Wellington Chase, Sue Ambrecht from Palmer Park of Commerce, Bob Holzman from TPC Prestancia and Steve Jeantet from Covenant Life Church.

Members present: Richard Noyes of Sandhill Preserve, Larry Hall of Cobblestone, Mark Newcombe of Silver Oak Estates, Pat Mills of Huntington Pointe, Chris Powers of Huntington Pointe, John Hockenberry of Silver Oak Estates and Kathrin Harris of Turtle Rock.

Also in attendance: Fred Falkner from The Glenridge on Palmer Ranch, PRMA staff members Tracy Smith and Carrie Agosto, and special guest Karen Rushing, Sarasota County Clerk of the Circuit Court & County Comptroller.

Ms. Karen Rushing provided information and overview of the duties as they relate to her role as the Sarasota County Clerk of the Circuit Court & County Comptroller. Opportunity for Q&A with Ms. Rushing was provided, after which time Ms. Rushing left the room.

Following confirmation of quorum, President Garry Wharton convened the meeting at 3:08pm. Community representatives were asked to introduce themselves.

MINUTES OF PREVIOUS MEETING

There being no changes or additions to the minutes of the June 23, 2016 PRMA Meeting of the Board of Trustees, the minutes were considered approved as distributed.

PRESIDENT'S REPORT

Garry Wharton provided information on: upcoming meeting called by Commissioner Maio; recap of meeting with Sarasota County Parks & Recreation Staff; followed by reporting that the agreement with Fawley Bryant for the Community Center project had been signed.

FINANCIAL REPORT

Tracy Smith presented the financial statement for the period ending July 31, 2016

COMMITTEE / MANAGEMENT REPORTS

The following reports were distributed to board members prior to the meeting. Opportunity to ask questions and/or provide brief recap of the purpose of each report/committee was given.

- A. Management Report** – comments provided by Tracy Smith
- B. Grounds Report** – comments provided by Tracy Smith
- C. Advisory Committee** – comments provided by Rob O'Connor
- D. Parks Committee** – comments provided by Fred Falkner
- E. Community Center Sub Committee** – comments provided by Garry Wharton / Tracy Smith
- F. Website / Communications Ad Hoc Team** – comments provided by Rob O'Connor / Tracy Smith
- G. Palmer Ranch Watershed / Natural Assets Team** – comments provided by Rob O'Connor

OLD BUSINESS

A. Request from D.R. Horton to use the PRMA reuse line on McIntosh Road

This item was tabled for discussion at a future meeting.

B. Submission from Stantec to relocate Directional Sign #27 – SE Northridge / Sawyer Loop

Motion by Claudia Brooks, seconded by Dick Beitel, to approve the request submitted by Stantec for the relocation of Directional Sign #27, located at the southeast corner of Northridge and Sawyer Loop, to the location noted on the Concurrent Commercial / Construction Plans for Anson on Palmer Ranch, sheet numbers 1 and 5 of 28 from the Civil Site Plan, dated June 14, 2016. Requesting entity shall bear responsibility for all permitting as well as costs associated with relocating the sign, including but not limited to: engineering, irrigation, landscaping and signage. The relocated sign shall not be lighted. Following discussion, the motion passed unanimously.

C. Other

There was no other old business to discuss.

NEW BUSINESS

A. Appointment of Residential Trustee

Motion by Cathy Leetzow, second by Sue Ambrecht, to appoint Lawrence Hall, from Cobblestone on Palmer Ranch, to serve the unexpired term of Residential Trustee to the Palmer Ranch Master Association Board, previously held by Robert Mills of Huntington Pointe. Motion approved unanimously. Mr. Hall joined the board at the table.

B. Other

There was no other new business to discuss.

COMMUNITY REPRESENTATIVE – DISCUSSION

A. Additional comment – item #B under Old Business

Ms. Harris suggested that even though the relocated directional sign is not to be lighted, the Master Association may wish to consider requiring that the electrical conduit be supplied, if we decide to light the sign at a later date.

B. Effective methods of communications / Master Association maintenance areas

Mr. Masterson inquired about the most effective method used for communicating to residents and also inquired about the Master Association maintenance areas along Palmer Ranch Parkway East.

C. Sandhill Preserve transition to member-control

Mr. Noyes stated that Sandhill Preserve may transition to member-control as early as December, 2016.

MEETING SCHEDULE

The following board meetings will be held at Covenant Life Church, 8490 McIntosh Road, Sarasota:

- September 22 – 3pm
- November 17 – 3pm

ADJOURN

There being no further business to come before the meeting, the same, upon motion duly made and carried, adjourned at 4:05pm.

Respectfully submitted,

Lee Katz
Secretary