

**Palmer Ranch Master Property Owners Association, Inc.**  
**Board of Trustees Meeting**  
May 17, 2018  
**MINUTES**

A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on May 17, 2018, at Covenant Life Presbyterian Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Aaron Herschberger, Bob Holzman, Cathy Leetzow, Claudia Brooks, Dick Beitel, Garry Wharton, Joel Schemmel, Kathrin Harris, Lee Katz, Nicholas Spina, Peggy Wells, Steve Anderson, Steve Jeantet and Andrea Suarez.

Trustee absent: Rob O'Connor

Representatives present: Thomas Cunningham of Cobblestone; Henry Warren of The Hamptons; Jim Botti of Isles of Sarasota; Bob Holzman of Prestancia and TPC; Wayne Gold of Sandhill Preserve; Joe Brand and Al Gryczka of Vineyards of Silver Oak; Denise Etten of Stonebridge; Phyllis Prager of Stoneybrook Estates; Lee Katz of VillageWalk; Gabriel Schlosser and John Cleary of Wellington Chase; Aaron Herschberger of YMCA; Steve Jeantet of Covenant Life Church; Steve Anderson of Palmer Ranch Executive Office Center and Andrea Suarez of Palmer Park of Commerce and Palmer Park Plaza.

Palmer Ranch Master Association staff in attendance: Tracy Smith, Carrie Agosto and Sue Ambrecht

**Convene/confirmation of Quorum**

Dick Beitel, President, brought the meeting to order at 3:00pm, following confirmation of a quorum.

**Minutes of previous meeting**

Motion was made by Nicholas Spina, seconded by Cathy Leetzow, to approve the minutes of the March 29, 2018 Organizational Meeting of the Board of Trustees, as distributed. Motion passed unanimously.

**Financial Report**

Tracy provided a recap of the financial statements for the period ending April 30, 2018.

**Reports**

With the exception of the President's Report, Community Center Ad Hoc Team Report and Board Member Reporting, all reports were provided to the Board prior to the meeting. Each report was referenced and opportunity to provide updates or ask questions was given.

- A. President's Report – Comments provided by Dick Beitel
- B. Management Report - Comments provided by Tracy Smith
- C. Grounds Report - Comments provided by Sue Ambrecht
- D. Advisory Committee - Comments provided by Kathrin Harris
- E. Community Center Ad Hoc Team – Garry Wharton stated that the engineering firm, architects, landscape architects, surveyors, and sign vendor will all be preparing the necessary plans to present to the county & SWFWMD for the necessary permitting. This process is estimated to take between 60-90 days; 3 to 6 months for the permit review. Once permits are issued, the construction management firm estimates 6-8 months for construction of the community center, weather permitting.
- F. Community Relations Committee - Comments were provided by Carrie Agosto
- G. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Tracy Smith.
- H. Board member reporting – the following board members provided a report:
  - a. Andrea Suarez, Declarant Trustee, is the Administrative Assistant with Palmer Ranch Holdings, LTD.
  - b. Bob Holzman, Recreational Trustee, is the General Manager of TPC Prestancia
  - c. Aaron Herschberger, Recreational Trustee, is the Executive Director at Evalyn Sadlier Jones YMCA
  - d. Joel Schemmel, Residential Trustee – Prestancia, is a realtor with Premier Sotheby's International Realty

**Old Business**

There was no old business to discuss.

**Palmer Ranch Master Association – Mission Statement**

*'Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.'*

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**New Business**

- A.** Community Manager's Authorized Spending Limit for Unbudgeted Items.  
Motion by Kathrin Harris, seconded by Garry Wharton, to increase the authorized spending limit for the Community Manager from \$5,000.00 to \$10,000.00 for unbudgeted expenses. Following discussion, the motion carried unanimously.
- B.** Stoneybrook Golf & Country Club - Request for Lighting on Central Sarasota Parkway  
Palmer Ranch Master Association contacted the County again about lighting for Central Sarasota Parkway. The County will not install street lighting until traffic counts warrant the road to be enlarged from two- to four-lanes. The 2014 traffic study (taking into the future 5 years of planned development) still did not meet warrants. The next traffic counts will be in 2019.
- C.** Cobblestone-Request for Delegation of Authority  
Motion by Garry Wharton, seconded by Claudia Brooks, to delegate to Cobblestone rights granted to it by Article 6.02 of the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch on a permanent basis with the following limiting condition: No structure, landscape, sign, or other work that alters the exterior appearance as seen from McIntosh Road or Sawyer Loop Road shall be modified without prior approval of the Master Association. Following discussion, the motion passed unanimously.
- D.** Appointment to the Community Relations Committee  
Motion by Kathrin Harris, seconded by Cathy Leetzow, to appoint Garry Wharton to the Community Relations Committee until the next Annual Members Meeting. Motion carried unanimously.
- E.** Appointment to the Palmer Ranch Watershed/Natural Assets Committee  
Motion Peggy Wells, seconded by Lee Katz, to appoint Charles Durkin to the Palmer Ranch Watershed/Natural Assets Committee until the next Annual Members Meeting. Motion carried unanimously.
- F. Other**  
There was no other new business to discuss.

**Community Representative Discussion**

Discussion ensued on the following topics:

- Pepper clearing work at the NW corner of McIntosh & Palmer Ranch Parkway West
- Request from Vineyards at Silver Oak for a sidewalk on the south side of Central Sarasota Parkway from the entrance to Silver Oak to the Legacy Trail.
- Method used by Stonebridge on Brazilian Peppers that community is in the process of removing.

**Meeting Schedule**

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

July 26<sup>th</sup> - 3pm

September 27<sup>th</sup> - 3pm

November 15<sup>th</sup> - 3pm

**Adjourn**

There being no further business to discuss, a motion was made by Garry Wharton, seconded by Lee Katz, to adjourn the meeting. The meeting was adjourned at 4:10pm

Respectfully submitted,

Leatrice Katz  
Secretary

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