

**Palmer Ranch Master Property Owners Association, Inc.**  
**Board of Trustees Meeting**

January 24, 2019

**MINUTES**

A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc., was held on January 24, 2019 at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Aaron Herschberger, Bob Swan, Claudia Brooks, Richard (Dick) Beitel, Garry Wharton, Joel Schemmel, Kathrin Harris, Leatrice (Lee) Katz, Nicholas Spina (via Skype), Margaret (Peggy) Wells, Robert (Rob) O'Connor, Steve Anderson, Steve Jeantet and Andrea Suarez.

Trustees absent: Ernie Withers

Representatives present: Diane Alfano from Arielle, Thomas Cunningham from Cobblestone, Rick Eckert from The Hamptons, Ellen Palmer Marsey and Michael Brady from Marbella, Carol Auricchio from Mira Lago, Gabriel Schlosser and John Cleary from Wellington Chase, Steve Jeantet of Covenant Life Church, Aaron Herschberger from Evalyn Sadlier Jones YMCA, Steve Anderson of Palmer Ranch Executive Office Center and Andrea Suarez from Palmer Park of Commerce and Palmer Park Plaza.

Resident member present: Fred Falkner from The Glenridge

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

**Convene/ Confirmation of Quorum**

President Richard (Dick) Beitel convened the meeting at 3:00pm, following confirmation of a quorum.

**Minutes of Previous Meetings**

Motion by Nicholas Spina, seconded by Claudia Brooks, to approve the minutes of the November 15, 2018 and December 19, 2018 meetings of the Board of Trustees as distributed. Motion passed unanimously.

**Financial Report**

Tracy Smith provided a recap of the unaudited financial statements for the period ending December 31, 2018.

**Reports**

With the exception of the President's Report and Community Center Report, 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

Mr. Wharton reported on the events that have transpired since the December 19<sup>th</sup> Special Board Meeting:

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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- January 3<sup>rd</sup> – SWFWMD issued their permit, valid for 3 years
- January 7<sup>th</sup> – Sarasota County responding noting insufficiencies in the stormwater review for the S&D permit
- January 22<sup>nd</sup> – NeuMorris provided info to Sarasota County to address comments made by county stormwater staff, for the S&D permit.

F. Community Relations Committee - Comments were provided by Rob O'Connor

G. Palmer Ranch Watershed/Natural Assets Committee - Comments were provided by Tracy Smith

**Old Business**

There was no old business to discuss.

**New Business**

A. Appoint Recreational Trustee to the Board

Motion by Bob Swan, seconded by Kathrin Harris, to appoint Mike Hoelzer, General Manager of TPC Prestancia, as Recreational Trustee to complete the term of office vacated by Bob Holzman. Motion passed unanimously.

B. Appointment to the Palmer Ranch Watershed / Natural Assets Committee

Motion by Kathrin Harris, seconded by Rob O'Connor, to appoint Joe Polidoro of Turtle Rock, to the Palmer Ranch Watershed Natural Assets Committee, as a voting member, until the next Annual Members Meeting. Motion passed unanimously.

C. Entry Wall / Bridge Painting

Motion by Garry Wharton, seconded by Kathrin Harris, to proceed with the project as noted on the proposal from Artistry Painting Company, Inc., dated December 4, 2018, for wall repainting at a cost of \$11,890.00. Motion passed unanimously.

D. Ad Hoc Committee

Motion by Garry Wharton, seconded by Lee Katz, to appoint an Ad Hoc Committee for the purpose of researching the usage or utilization of the property located at the southeast corner of Beneva Road and Palmer Ranch Parkway. The purpose of the committee will be to ascertain the options available for the site. Members will include: Dick Beitel, Chair; Steve Anderson; Steve Jeantet; Nicholas Spina and Aaron Herschberger. This committee will bring its findings to this Advisory Committee for discussion and potential recommendation to the Board. Following discussion the motion passed unanimously.

E. Lease for Master Association Office

Motion by Steve Jeantet, seconded by Steve Anderson, to contract a commercial realtor to negotiate better terms for the lease and to look into other potential properties. Findings would be presented to the board for consideration at a special board meeting on February 21, 2019 at 3pm. Following discussion the motion failed as follows: Aaron Herschberger - YES, Bob Swan - NO, Claudia Brooks - NO, Richard (Dick) Beitel - NO, Garry Wharton - NO, Joel Schemmel - NO, Kathrin Harris - NO, Leatrice (Lee) Katz - NO, Nicholas Spina (via Skype) -

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NO, Margaret (Peggy) Wells - NO, Robert (Rob) O'Connor - NO, Steve Anderson - YES, Steve Jeantet – YES and Andrea Suarez - NO.

Motion by Andrea Suarez, seconded by Rob O'Connor, to approve the Lease Agreement with JSI Marquesas, LLC with an effective date of April 1, 2019, not March 1, 2019. Following discussion, the motion passed as follows: Aaron Herschberger - NO, Bob Swan - YES, Claudia Brooks - YES, Richard (Dick) Beitel - YES, Garry Wharton - YES, Joel Schemmel - YES, Kathrin Harris - YES, Leatrice (Lee) Katz - YES, Nicholas Spina (via Skype) - YES, Margaret (Peggy) Wells - YES, Robert (Rob) O'Connor - YES, Steve Anderson - NO, Steve Jeantet – NO and Andrea Suarez - YES.

F. Palmer Ranch Signs Throughout The Entire Community

TASK: Staff was instructed to look into options to refresh/modernize the Palmer Ranch monument signs, using the funds reserved for in #30145 – Community Identification Signs – Capital Repair Account, and be prepared to offer updates at the next board meeting.

G. Other

There was no other business to discuss.

**Community Representative Discussion**

Floor was opened for discussion from the representatives. There were no questions or comments.

**Meeting Schedule**

The following meetings are scheduled to begin at 3pm at Covenant Life Church, 8490 McIntosh Road, Sarasota, FL 34238

- March 28, 2019 – Annual Members Meeting / Organizational Meeting of the Board
- April 25, 2019 – Board Workshop with Insurance Services of Sarasota
- May 23, 2019 – Board Meeting
- July 25, 2019 – Board Meeting
- September 26, 2019 – Board Meeting
- November 21, 2019 – Board Meeting

**Adjourn**

There being no further business to discuss, motion was made by Garry Wharton, seconded by Peggy Wells, to adjourn the meeting. Meeting adjourned at 4:30pm.

Respectfully submitted,

Lee Katz  
Secretary

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