



January 16, 2025

**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, January 23, 2025
3:00 P.M. – In Person / Zoom**

Location of Meeting:
Sandhill Preserve
11140 Sandhill Preserve Drive
Sarasota, FL 34238

Zoom meeting link:
<https://us02web.zoom.us/j/84102555087?pwd=kpU4rQ1JONyqsfGmbb2jrde3a3s1v5.1>
Meeting ID: 841 0255 5087
Passcode: 430710

Please login 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
Minutes of the November 21, 2024, Board of Trustees meeting

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
AGENDA
January 23, 2025

I. Convene/Quorum – 3pm

II. Minutes of previous meeting

- A. Meeting of the Board of Trustees –November 21, 2024

III. Community Representative Input – Agenda Items

Community Representative’s input on agenda action items prior to Board decision. Time, if necessary, limited to 3 minutes per speaker.

IV. Financial Report – Unaudited Financial Statement for period ending December 31, 2024.

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. Palmer Ranch Stormwater Management Ad Hoc Committee

VI. Old Business

- A. Other

VII. New Business

- A. Appoint Recreational Trustee to the Board
- B. Esplanade – Request for Delegation of Authority
- C. Turtle Rock – Temporary Reuse Agreement – Honore Avenue
- D. Prestancia – Agreement for Palmer Ranch Parkway West & Sarasota Square Boulevard
- E. Sandhill Preserve – Agreement to Maintain Median East of Honore Avenue on Central Sarasota Parkway (part of Sarasota County Right of Way)
- F. Information Technology (I.T.) Services
- G. Other

VIII. Community Representative Input – Non-Agenda Items

IX. Next meeting dates – held on the following dates at 3pm (in person / Zoom)

- A. Annual Members Meeting & Organizational Board Meeting - March 27, 2025 - Sandhill Preserve
- B. Board Meeting - May 15, 2025 – Esplanade
- C. Board Meeting - July 24, 2025 – Stoneybrook Golf & Country Club
- D. Board Meeting - September 25, 2025 - Stoneybrook Golf & Country Club
- E. Board Meeting - November 20, 2025 – Hammock Preserve

X. Adjourn

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
November 21, 2024

A Meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc. was held on November 21, 2024, at Hammock Preserve, with an opportunity for participants to join either in person or via Zoom.

Trustees present (In Person): Carol Auricchio, Charles Reith, Dennis Hudson, John Power, Lee Katz, Martha Sherman, Mike Holland, Dick Beitel, Roger Stephenson, and Tami Lansdell.

Trustees present (Zoom): Elizabeth Miller and Scott Christy.

Trustees absent: Lisa Meskil and Bob Swan.

Community Representatives present (In Person): Johanna Lampert, Cobblestone; Charles Stengel, Hammock Preserve; Kathrin Harris, Turtle Rock.

Community Representatives present (Zoom): Margaret Smith, Stonebridge; Dennis Murphy, Stonebridge.

Community Members present (In Person): Michael Ansel, Promenade Estates; Tony Orfanos, Huntington Pointe.

Community Member present (Zoom): Michelle van Schouwen, Turtle Rock.

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 Dick Beitel, Board President.

Mr. Beitel noted Jessica Moore's resignation as a Commercial / Industrial Trustee to the PRMA Board. Ms. Moore's resignation comes after WMG Development sold its last remaining interest in The Shoppes at Palmer Ranch.

Minutes of Previous Meeting

Motion by Roger Stephenson, seconded by Carol Auricchio, to approve the minutes of the September 19, 2024, Board of Trustees meeting as distributed. Motion passed unanimously.

Financial Report for the Period Ending October 31, 2024

Tracy presented the financial statement for the period ending October 31, 2024

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 was provided by Dick Beitel.
- B. Management Report was provided by Tracy Smith.
- C. Community Development Update was provided by Tracy Smith
- D. Grounds Report was provided by Sue Ambrecht.
- E. Palmer Ranch Watershed & Natural Assets Committee Report was provided by Michelle van Schouwen.
- F. Palmer Ranch CERT Team Report was provided by Dennis Hudson

Community Representative Input – Agenda Items

None.

Old Business

A. Other

There was no old business to discuss.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
Meeting of the Board of Trustees
MINUTES
November 21, 2024

New Business

A. Board Ambassador Program

Before this meeting, each Trustee present was provided with the following:

- Palmer Ranch Community Map
- Palmer Ranch Special Edition
- Palmer Ranch H-2 Map (Map of the MDO and IDO's approved to date)
- Information on the entities they're assigned to, which will include:
 - Name
 - Address
 - General information (number of homes, square footage, etc.)
 - Contact information for the President and Designee (if applicable)
- Frequently Asked Questions (from our website)
- What Our Board Ambassadors Need to Know (where to find our documents, PARB, assessable units and how they're calculated, etc.)
- Real estate data for Sarasota and Manatee Counties

Tracy will be sending out email introductions to the Community Representatives beginning on Friday, November 22nd, copying the Ambassadors. Additionally, we'll feature an article in the December *On the Ranch Newsletter* about this Program.

B. Appoint New PRMA CERT Chair

Mr. Beitel noted Dennis' resignation as PRMA CERT Chair and thanked him for his commitment to this program.

Motion by Dennis Hudson, seconded by Charles Reith, to appoint Tony Orfanos, from Huntington Pointe as the new PRMA CERT Chair. Following discussion, the motion passed unanimously.

C. Appointments to the Palmer Ranch Watershed & Natural Assets Committee

Motion by Roger Stephenson, seconded by John Power, to appoint the following Palmer Ranch Members as Voting Members of the Palmer Ranch Watershed & Natural Assets Committee:

- Bill Lapinski – Hammock Preserve
- Bill Sullivan – Sandhill Preserve
- Carol Mitchell – Prestancia
- Ken Natoli – Isles of Sarasota
- Mike Ansel – Promenade Estates
- Robert Banta – Huntington Pointe
- Sibby Pinto – Arbor Lakes

Motion passed unanimously.

D. Palmer Ranch Stormwater Management Committee

a. Committee Charter

b. Appoint Committee Members

c. Situational Analysis of Stormwater Risk for the Palmer Ranch Community

Motion by Carol Auricchio, seconded by Lee Katz, to create the Palmer Ranch Stormwater Management Ad Hoc Committee and to appoint the following individuals to the committee:

- Chair/Committee Member: Charles Reith, Mira Lago
- Committee Members:
 - Charles Durkin, VillageWalk
 - Kenneth (Ken) Natoli, Isles of Sarasota
 - Barbara Scissors, Sandhill Preserve
 - William (Bill) Sullivan, Sandhill Preserve

Following discussion, the motion passed unanimously.

Motion by Martha Sherman, seconded by Carol Auricchio, to accept the Situational Analysis of Stormwater Risk for the Palmer Ranch Community. Following discussion, the motion passed unanimously.

Palmer Ranch Master Property Owners Association, Inc. (PRMA)
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E. Items E and F on the published agenda were covered under the Advisory Committee Report provided earlier in the meeting. No action on the part of the Board will be needed on the Stantec – Professional Services Proposal - South Creek (Item E) or Payroll Processing Firm (Item F).

F. Other

There was no other new business to discuss.

Community Representative Discussion

None.

IX. 2025 Meeting Schedule – held on the following dates at 3pm (in person / Zoom)

- A. January 23, 2025 – Sandhill Preserve
- B. March 27, 2025 - Sandhill Preserve
- C. May 15, 2025 – Esplanade
- D. July 24, 2025 – Stoneybrook Golf & Country Club
- E. September 25, 2025 - Stoneybrook Golf & Country Club
- F. November 20, 2025 – Hammock Preserve

Adjourn

There being no further business to discuss, motion was made by Charles Reith, seconded by Martha Sherman, to adjourn the meeting. The meeting was adjourned at 4:00pm.

Respectfully submitted,

Dennis Hudson
Secretary