



March 13, 2025

All Community and Tract Representatives
Palmer Ranch Master Property Owners Association, Inc.

RE: **ANNUAL MEETING**

Dear Representative:

Notice of the Annual Meeting of Members of the Palmer Ranch Master Property Owners Association was previously provided on January 28, 2025. We remind you that the meeting is scheduled:

**Thursday, March 27, 2025
3:00 P.M. – In Person / Zoom**

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

Zoom meeting link:
Join Zoom Meeting
<https://us02web.zoom.us/j/81463220748?pwd=5SFFmmsRXiM9M9vXcv4moyAhyRTnl2.1>
Meeting ID: 814 6322 0748
Passcode: 506504

Representation:

In accordance with the Master Association documents, the President, or their Designee who shall be an Officer, represents your Members at Meetings of the Master Association.

Quorum:

Your participation, in person, as Representative of your Community or Tract at the Annual Meeting is important not only to convey to your Members the events and activities of the Master Association, but for establishment of a quorum, without which the Meeting will not take place.

Enclosures:

Enclosed is the Meeting Agenda as well as the minutes of the March 21, 2024, Annual Members Meeting.

Thank you for your interest and continuing commitment to the Palmer Ranch Community. Do not hesitate to contact us should you have any questions.

Very truly yours,

Tracy Smith, CMCA, AMS
Community Manager

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The Annual Members Meeting of Palmer Ranch Master Owners Property Association, Inc. was held on Thursday, March 21, 2024, via ZOOM.

Member Representatives present: Daniel Corey, Arbor Lakes; Johanna Lampert, Cobblestone; Eric Fleischer, Deer Creek; Casey Stengel, Hammock Preserve; John Savage, Isles of Sarasota; Frank DeMartino, Mira Lago; Margaret Smith, Stonebridge; Russ Gill, Turtle Rock; Lee Katz, VillageWalk; Cathy Malar, Vineyards at Silver Oak; Tami Lansdell, Palmer Park of Commerce & Palmer Park Plaza; Lisa Meskil, YMCA.

Trustees present: Carol Auricchio, Charles Reith, Dennis Hudson, Lee Katz, Lisa Meskil, Martha Sherman, Dick Beitel, Bob Swan, Roger Stephenson, Scott Christy, and Tami Lansdell.

Trustees unable to attend: Cynthia Dopjera, Elizabeth Miller, and Mike Holland.

Members attending: Scott Deahna, VillageWalk; Kathrin Harris, Turtle Rock; Oliver Janney, Deer Creek; John Power, Sandhill Preserve; Mark Eichhorn, Stoneybrook Golf & Country Club; Gary Simmons, Esplanade; Mark Gruensfelder, Plaza de Flores; Jessica Moore, WMG Development/The Shoppes at Palmer Ranch.

Palmer Ranch Master Association staff present: Tracy Smith, Sue Ambrecht and Joyce Kramer

Convene/confirmation of a quorum.

President Lee Katz convened the meeting at 3:03p.m., following confirmation of a quorum. There was a total of 5,420 votes represented.

Community Representatives Input – Agenda Items

None.

Minutes of previous meeting

There being no changes or corrections, the minutes of the March 23, 2023, Annual Members Meeting were approved as distributed.

Elections

- a. Call for ballots/Close of balloting.
Final call for ballots from community/tract representatives

- b. Appoint Election Committee
Motion by Carol Auricchio, seconded by Charles Reith, to appoint Oliver Janney, Kathrin Harris, Scott Deahna, and Johanna Lampert to the Election Committee, with Palmer Ranch Master Association staff members Tracy Smith and Sue Ambrecht advising. Motion passed unanimously.

President's Report

Lee Katz provided the President's Report.

Management/Committee Reports

Copies of the management/committee reports were provided to the Board and was emailed to the Representatives present at this meeting:

- a. Management Report was read by Lee Katz for Tracy Smith
- b. Community Development Update read by Lee Katz for Tracy Smith
- c. Grounds Report was read by Lee Katz for Sue Ambrecht

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- d. Advisory Committee Report was presented by Dick Beitel
- e. Palmer Ranch Watershed & Natural Assets Committee report was presented by Roger Stephenson
- f. Ad Hoc Committee to Review PRMA Employee Benefits Report was presented by Lee Katz.
- g. Ad Hoc Committee to Nominate PRMA Officers for 2024-2025 was presented by Martha Sherman.
- h. Palmer Ranch Master Association CERT Team Report was read by Lee.

Financial Report

Tracy Smith presented the unaudited financial statement for the period ending February 29, 2024.

Report of Election Committee

Tracy Smith, reporting on behalf of the Election Committee, announced the following members were elected as Residential Trustees for a two-year term: Carol Auricchio, Dennis Hudson, John Power, Lee Katz, and Bob Swan.

Old Business

There was no old business to discuss.

New Business

- a. **Nominating Committee Appointments – Residential, Commercial/Industrial and Recreational**
Motion by Charles Reith, seconded by Dennis Hudson, to appoint the following individuals to their respective Nominating Committees:
 - 1. Residential – Roger Stephenson
 - 2. Recreational – TO BE DETERMINED AT A LATER DATE
 - 3. Commercial / Industrial – TO BE DETERMINED AT A LATER DATEMotion passed unanimously.
- b. **Other**
There was no other new business to discuss.

Community Representatives Input – Non-Agenda Items

Community Representatives were encouraged to review the email Tracy Smith sent out on March 7, 2024, regarding the upcoming changes to the FEMA Flood Maps and the steps property owners must take to file an appeal with FEMA.

Adjourn

A motion was made by Carol Auricchio, seconded by Erick Fleischer, to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 3:56pm.

Respectfully submitted,

Carol Auricchio
Secretary

Palmer Ranch Master Property Owners Association, Inc.

Annual Members Meeting

AGENDA

March 27, 2025

1. Convene / confirmation of quorum – 3 PM
2. Minutes of previous meeting:
 - a. March 21, 2024, Annual Members Meeting
3. Community Representative Discussion – Agenda Items
4. Report by the Election Committee
5. President’s Report
6. Management / Committee Reports:
 - a. Management Report
 - b. Community Development Update
 - c. Grounds Report
 - d. Advisory Committee
 - e. Palmer Ranch Watershed & Natural Assets Committee
 - f. Palmer Ranch CERT Team
 - g. Palmer Ranch Stormwater Management Ad Hoc Committee
7. Financial Report:
 - a. Financial Statements for the period ending February 28, 2025
8. Nominating Committee Appointments – Residential, Commercial/Industrial and Recreational
9. Community Representative Discussion – Non-Agenda Items
10. Adjourn

There will be a brief Organizational Meeting of the Board immediately following adjournment of the Members Meeting