



ON THE RANCH NEWSLETTER – JUNE 2022

[WWW.PALMERRANCH.NET](http://www.PalmerRanch.net)

News You Can Use

ARTISTS OF PALMER RANCH MEETING – MONDAY, JUNE 6TH

If you draw, paint, sculpt or simply have an interest in the visual arts, please join the *Artists of Palmer Ranch* at their next meeting on **Monday, June 6th at 1:00 pm**, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is very welcome. If you like, bring your latest masterpiece! They'd love to see it!



FLAG DAY – TUESDAY, JUNE 14TH

People across the United States celebrate Flag Day on **June 14th** each year, to honor the United States flag and to commemorate the flag's adoption. On June 14, 1777, the Continental Congress replaced the British symbols of the Grand Union flag with a new design featuring 13 white stars in a circle on a field of blue and 13 red and white stripes – one for each state. The number of stars increased as the new states entered the

Union. The flag of the United States represents freedom and has been an enduring symbol of the country's ideals since its early days. Many people in the United States honor this day by displaying the American flag at homes and public buildings.

Sign Up For Our Newsletter

Do you want to hear about the news on Palmer Ranch first hand? If so, simply visit our website: www.PalmerRanch.net. At the bottom of the home page, simply click on 'Sign Up For Our Newsletter.' You'll then be asked to provide your email address and first name. It's that easy!

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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Wildlife on Palmer Ranch

Native habitat preservation and wildlife corridors are an integral part of the planning process in development on the ranch. It's a regular occurrence to see a Bald Eagle soaring overhead, having to slow for a Sandhill Crane to cross the road, or witness a Roseate Spoonbill soar across a pond. One of the reasons many homeowners purchase homes on the ranch is due to the abundant wildlife. Members have witnessed Otters playing rambunctiously in our waterways. Further, nothing gets your attention quicker than hearing alligators practice their mating calls. Palmer Ranch also has Wild Turkey, Bobcat, Coyote as well as the occasional Florida Panther sighting.

Over the years our office has received numerous photos of the abundant wildlife we have on the ranch. Here are just a few:



Sandhill Crane



Bald Eagle



Great Blue Heron



Alligator



Roseate Spoonbill



Coyote



Bobcat



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WHAT IS THE PALMER RANCH MASTER ASSOCIATION?

What is the Palmer Ranch Master Association? What is its purpose? How does it fulfill that purpose? This message is an effort to answer these questions. If you have any question regarding this message, please contact the Master Association staff, who will make every effort to answer your question. The telephone number is: 941-922-3866. The e-mail address is: tracy@palmerranch.net.

What is the Palmer Ranch Master Association?

Palmer Ranch Master Property Owners Association, Inc. was incorporated in 1986 as a Florida Not-for-Profit corporation. It is unique in its structure and unlike any other planned community in the State of Florida. The purpose of the Master Association is, among other things, to improve and maintain certain common areas in Palmer Ranch.

Who makes up the Board of Trustees of the Master Association?

On March 27, 2014, the governance of Palmer Ranch transitioned from Palmer Ranch Holdings, LTD. to the Master Association. The Board currently consists of 16 members. Residential Members elect ten of these members from among owners of residential property located in Palmer Ranch. Commercial-Industrial Members elect three members and the Recreational Members elect two members. Palmer Ranch Holdings, LTD. has exercised its option to appoint one additional Board member.

The principal responsibility for the governance of the Master Association is vested in the Board. The Board makes those decisions it considers appropriate for the Master Association to fulfill its goals and responsibilities. When the Board deems it necessary, it hires professionals, such as accountants and lawyers, to advise it in making those decisions.

How is the annual assessment of the Master Association determined?

Each year, a proposed budget is developed which sets out in detail the projected revenues and expenses of the Master Association for the following calendar year. Landscaping is always the biggest item of expense. This item in the budget for 2022 is \$1,681,157. The proposed budget is reviewed and approved by the Board. A copy of this calendar year's budget is available for inspection on the Master Association's website.

As part of the budgeting process, the Board establishes the amount of the Master Association assessment, which is currently \$167 a year per assessable unit. The assessment has remained at that same level since 2013, after being reduced from \$175 in prior years.

How does the Master Association fund its operations?

The primary source of the Master Association's revenues comes from the Master Association assessment. Article 10.1 of the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALMER RANCH provides for the collection of the Master Association assessment. Each individual community in Palmer Ranch is required to collect the Master Association assessment from its members and to remit those funds to the Master Association.

Typically, the communities collect the Master Association assessment at the same time their own community's assessments are collected.

Does the Master Association have an audit made of its operations?

Each year, the Master Association has an audit of its financial operations conducted by an independent auditing firm. The audit is reviewed by the Board and approved by the Members at the Annual Members Meeting in March. The yearly audits are available for inspection by contacting the Master Association office.