



VOL. XIX, Issue 4

April/May 2017

Editor: Terri Kathman

FROM THE BOARD OF DIRECTORS

By: Dave Kathman, Vice President

Since our President has been out of state he has asked me to fill in writing the article from the Board. This has been a wonderful winter here at Pinestone and for all the seasonal people, we hope you had a great time and wish you a safe journey and wonderful summer. We hope to see you again in the fall or next winter.

Once again we have had tremendous participation in all of our events. The party season ended with another great and record setting Pool Party thanks to Kathy and Ron Ebert and Diane and Alan Steiger and all their helpers on the committee. As usual there was an abundance of food and we all ate too much.

Many thanks to all the Committee Chairmen and volunteers who have helped to keep Pinestone the beautiful and friendly place it is. Please know that you are all very much appreciated.

On behalf of the Board I would like to extend a special welcome to all of this year's new owners. This is a great community and we welcome you to

jump right in, get involved and become part of the Pinestone Family.

And last but not least, please don't forget to send in your proxy as mentioned in the following letter so that we can move forward with our pool renovation.

President:	Darrell Salyers
Vice President:	Dave Kathman
Secretary:	David Yamin
Treasurer:	Sandy Keir
Board Member:	Larry Giorgio
Board Member:	Gary Engelgau
Board Member:	

**IMPORTANT NOTICE
SPECIAL MEMBERS MEETING**

Dear Members:

There will be a Special Member Meeting on Tuesday, April 18, 2017 at 4:00 pm in the Pinestone Clubhouse at 4255 Players Place, Sarasota, Florida 34238 for the purpose of approving the transfer of up to \$80,000 from the Pool Refurbishment Reserves to the Pool

Equipment Reserves. IN ACCORDANCE WITH OUR DOCUMENTS, THE BOARD REQUIRES APPROVAL FROM THE MAJORITY OF A QUORUM OF THE MEMBERS TO TRANSFER MONEY FROM ONE RESERVE TO ANOTHER. THIS MEANS THAT IN ORDER TO TRANSFER THE MONEY, WE NEED 156 PROXIES RETURNED, WITH 78 “YES” VOTES.

Why are we requesting your approval? Galaxy Pools recently performed an inspection of our pool equipment and determined that urgent repairs need to be done. The first step is to hire an engineer to prepare a plan to remove and replace our failing filter tank with a new tank and redesign and reconfigure the pool area plumbing so we can continue to use our existing pumps and equipment. The Board voted at its March 22 meeting to hire Crest Engineering to perform those services as soon as possible.

Since we had to replace several pieces of pool equipment in the last year or two, our Pool Equipment Reserve is not sufficient to pay for the repairs. The Board has looked at several funding options and felt that transferring up to \$80,000 from our Pool Refurbishment Reserve, where we are currently overfunded, to the Pool Equipment Reserve is the most efficient use of our resources and the least costly to our owners. This option would allow us to do the necessary pool resurfacing as well as the replacement and reconfiguration of our pool area plumbing at **NO ADDITIONAL COST** to our owners.

Make sure you return your proxy! Your votes are needed!!!

Pinestone Board of Directors

For after business hours (emergencies only) call Progressive Community Management 941-921-5393 and you will be directed to the after hour answering service.

MANAGEMENT OFFICE: (941) 925-1813

Monday through Friday

7:30 a.m. - 12:30 p.m.

1:30 p.m. – 4:00 p.m.

Community Association Manager: Debbie Fulton

Maintenance: Kevin Thomas

*Manager’s Corner, Debbie Fulton, CAM,
CMCA, AMS, PCAM*

Happy Spring !!

There is still one opening on the Board of Directors. If you would be interested in serving on the Board, please let me know.

Breakfast with Debbie was held on March 15th. The guest speaker was our very own Treasurer, Sandy Keir. Sandy explained the budget and the three parts that comprise the budget. She also explained the reserves and how they are determined.

As there will not be as many owners in town in April and there is a conflict at the scheduled time, there will not be a Coffee with Debbie this month.

Items of Interest:

- There will be a special member meeting in the near future to have you vote to move funds within the reserves. Everything will be outlined in the cover letter. PLEASE be sure to complete and return your proxy ASAP when received.
- The audit letter as well as the information sheet to update the directory will be going out soon.
- I am again requesting owner information sheets. I am still in need of 145 of you to turn them in. Please get them completed and into the office as soon as possible.

- The pressure washing and painting is nearly completed. Buildings 1, 5, 6 and 25 have been completed. Building 9 is on the end of the job with the doors, stairs, landings and lanais being completed soon. Pressure washing of building 19 will begin soon as well and when completed the painting for 2017 will be finished. Buildings 3, 7, 8, 23 and 24 will be painted in 2018.

PROJECTS

The reroof of buildings 5, 7 and 25 should begin the last week of April, weather permitting.

Letters have been sent for the patio blocks that are in need of cleaning. The deadline is April 14th, for the cleaning and /or other issues to be completed. Michael Panebianco is doing several within Pinestone's. If you would like to have him do yours, contact him at 941-504-9676

RECYCLING: Please note that recycling must be done per the county regulations.

- *Please do NOT put BULK items out unless you have a prior authorization from the Office to do so. If you do have approval they cannot be put out prior to late Tuesday afternoon or early Wednesday mornings.*
- Paint, propane, florescent bulbs and such are NOT items that are picked up by Waste Management, either bulk or trash. These items must be taken to the hazardous waste dump at 8750 Bee Ridge Road Wednesday – Saturday between 8 – 4. If you have items like tile or mirrors, etc. you have to take them to the dump at 4000 Knights Trail Road in Nokomis Monday through Saturday from 8 – 5.
- ***PLEASE do not leave your garbage in any of the enclosed areas, please put it in the compactor***
- If you take your plastic/cans in a bag to the recycle area, please dump them in the bin and

then **throw away** the plastic bag in the container provided in the recycle room.

- If you take your trash over and the compactor is not there, please take it back with you until the compactor is returned. ***Rule of thumb for Monday - You should either go over very early or after 4 in the afternoon.***
- ***If you take recycle over and the bins are full, PLEASE do not leave it in the enclosed area on the ground. Kevin works very hard but he is not a garbage man.***

Please welcome new owners Dina McGovern, unit 417, Steven Locatell & James LaBanca, unit 1411, Hao Liu, unit 2421, Janie Landry, unit 1015, Carol Leotta, unit 911, Frances German, unit 1413 and James Schultz has purchased an additional unit, unit 1611 !!

Full time renters are Steven Shechtman & Kamelia Aframina, unit 2420, Lydia Blotta, unit 2210 and Donna Patrone, unit 2322 has renewed her lease.

NOTES FROM YOUR TREASURER

Operating Budget: Our budget for February was \$67,893.48 and we spent \$59,051.31 or 8,842.17 less than budgeted. The only expense significantly above budget for the month was \$9,254 for plant replacement and mulch, but that happens every year at this time.

YTD, we've spent \$140,534 vs. our budgeted amount of \$135,786.

Reserves: We ended the month of February with total reserves of \$1,284,575.64. That consists of \$849,881 in CDs and \$434,693.71 in Money Market Accounts. We had two CDs mature in February and reinvested \$100,000 in a 12 month CD at .90% and \$145,000 in a six month CD at .75%.

The Federal Reserve Open Market Committee voted at its March meeting to raise key interest rates by .25%. They also indicated a strong probability that rates will increase another two times this year. This is just the third rate increase in just 10 years and the previous two didn't result in higher rates for savers, but it did lead to increased costs for borrowing. Pinestone has a \$150,000 CD maturing on March 30, so we'll have a chance to see where rates are and lock in a competitive yield.

Sandy Keir

Editorial Comment by Terri Kathman, Editor

Another wonderful winter at Pinestone is about to come to an end. The weather has been exceptionally nice and we were blessed to have some new faces join us as the word is spreading about this wonderful friendly spot in Palmer Ranch. Before we head north at the beginning of May to spend some quality time with the grandkids I find myself reflecting back on the last several months and the main thing that comes to mind is number of hours our Pinestone volunteers devote to making this such a great place to live.

We are so blessed to have so many people volunteer their time year after year to make this place such a wonderful place. You look at the beautiful grounds and the lovely amenities and you can tell they have been cared for which is a testament to the many volunteers who overlook these areas. And whether you like to play golf, tennis, bridge, poker, bingo, watch movies, read books, swim or just sit on your lanai, enjoy the weather and contemplate the meaning of life, there is something for you at Pinestone. Let's not forget the Friday Night Socials which create a friendly, welcoming atmosphere where everyone can get together sharing food, drink and conversation. All of these are possible because of the many volunteers working on Committees, planning, setting up and cleaning up.

Last but definitely not least, thanks to the Board Members and Management team who keep everything on track and set the tone for our community.

So let's make a special effort to thank all those volunteers who give of their time to make Pinestone a better place.

PLANT AND BEAUTIFICATION COMMITTEE

The Committee wishes all permanent and seasonal residents of Pinestone a safe and trouble free summer.

During the summer, Veronica Malcolm, Suellen Coito and Dottie Goerke will continue the Committee's work and liaise with West Bay, at least monthly. David Yamin the Board Liaison and Debbie Fulton our C.A.M. will also be on hand to address any landscaping and irrigation issues during the summer months.

Spring planting will start at the end of March into April. Replacement Foxtails will be located further forward towards the road and away from the buildings where possible.

An arborist has assessed the health of three oak trees located at corner sites by the road and paths. The Board and Plant Committee Members will receive his report when completed.

The trimming of oak trees is complete and the hedge around the tennis courts reduced to a height that the landscapers can control annually. Some dead pines and palms were removed.

Letters will have been received by owners with dirty patios. 30 days notice has been given to clean the blocks. If there is still non compliance by the owner Pinestone management will arrange to clean the patio and bill the owner.

MICHAEL PANABIANCO

Pressure cleaning SVC

Phone 941-504-9675

Will clean your patio for a fee.

Some owners have left empty plant pots and other discarded objects on their patios creating an eyesore, we would ask them to either remove or dispose of them. During hurricane season these objects can cause damage to windows and screens. Many owners make an effort to maintain neat and clean patios, it is a shame that some neighbors do not make any effort in this area.

The Committee would like to thank Kevin Thomas for all his hard work around Pinestone and to Debbie Fulton for her support at meetings. Thank you to Committee members and all the volunteers that also contribute their time to help maintain the high standard of landscaping in the common areas.

Linda Dowson

Documents and Rules Committee – Progress and Project Report

The PPR Board of Directors has approved the Committee's activities to align PPR actions with the requirements of our governing documents that bicycles, along with other personal property, are to be kept in the Owner's Unit. The Committee will propose amendment language for approval by the Board and lawyer before presentation to PPR Owners for their approval. The wording will make exception for registered bicycles, and other Board registered and approved items, to the regulation that all personal property be kept within the owner's unit.

Also, the Committee is to recommend amendments language to delete any reference in the Association documents to requiring a refundable security deposit of one month's rent to Pinestone upon lease of a Unit. Owners will remain responsible for covering the cost of any damage caused by their leases, renters, friends or

family and will be encouraged to require a security deposit as part of any lease.

The Committee's goal is to have these proposed amendments to the Board soon so they may be reviewed by the lawyer, approved by the Board, and prepared for presentation to owners before the 2018 Membership meeting.

PINESTONE AT PALMER RANCH ASSOCIATION, INC. RULES AND REFERENCE MANUAL 2015 REVISION – A proposed replacement for this publication to the Board of Directors is the major remaining project for this calendar year. To clearly differentiate between the governing documents dictates from the Rules established by the Board of Directors is one objective. While this document would attempt to include all Board approved rules, it may refer a reader directly to the appropriate governing document for requirements established by that document. Suggestions for other information to be included can be directed to the Board liaison who will collect them for presentation to the Committee. The Committee members are Sue Wager, Jack McManus and Rob Hoerner, Chair.

Please email suggestions for the committee to: gaengelgau@yahoo.com. Please send correspondence to:

Engelgau – PPR Board Liaison
c/o Management Office
4255 Players Place
Sarasota, FL 34238

SOCIAL COMMITTEE

For some reason, this *Pinestone* season seems to have flown by even faster than usual. It's certainly been a busy winter for all those of us who are lucky enough to call *Pinestone* "home" (for some of us, even on a part-time basis). We're looking forward to continuing to enjoy the warm weather, assuming of course that it finally reaches our northern communities!

Bingo



There will be a special session of Bingo on Wednesday, April 12th at 7:00 pm to finish out the season. It is always a good time with entertaining number caller, Ken Angotti, at the helm. It’s your last chance to win some money, so come and have some fun!

Once again, the end of season “Pool Party” on March 18th was a huge success with 120+ people signed up and in attendance. This is always a wonderful opportunity to say “farewell” to our seasonal friends in grand fashion. Once again, our sincere thanks go out to the Committee, headed by Kathy Ebert and Diane Steiger. This was their fourth season-ender in a row and they did a bang-up job, as always. Thanks to everyone who assisted in setting up, taking down, cooking and everything in between.

Although this year’s various social events have pretty much come to an end, we do have a few more activities to which we can still look forward: on Tuesday, April 11 at 11:30 am the final “Lunch Bunch” of the 2016-2017 season will take place at “Crab & Fin” in St. Armand’s Circle. Those of you who are still around are certainly encouraged to attend as this is a wonderful opportunity to bid a fond farewell to those of us who will soon be heading back to our northern abodes!

Also, although *Poker Night* is done for the season, you still have an opportunity to try your hand at *Bingo*, which ends on April 12 and *Bridge*, which will run on April 12 and 26. If you haven’t been out to either of these activities yet this year, feel free to join in the fun.

We would like to take this opportunity to thank all those who have supported the Social Committee throughout this season. Whether you were a volunteer or just came out to support and enjoy the various activities, we appreciate your participation. You have made this a truly enjoyable and rewarding winter. We look forward to another super season for 2017-2018!

Have a wonderful summer, everyone!

Hélène Fee and Donna Adams
Co-Chairs, Pinestone Social Committee

Bridge

The Bridge Group will be winding down their season playing on April 12 and 26th. They will meet at 6:30 pm in the card room. Please mark your calendar! All level players are welcome. For further info call:



Terri Rung @ 203-577-8703.

Lunch Bunch



Lunch Bunch for **April** will be at **Crab and Fin** on St. Armand’s Circle on Tuesday, **April 11th with an early starting time of 11:30.**

Hopefully the crowds will be down a bit by then, plus there is parking out back.

For more information and to sign up please check the library.

SUNSHINE LADY INFORMATION



The Sunshine Lady sends cards out to those Pinestone residents who are ill, hospitalized, have a special anniversary (25th, 50th), or to the family of those who have passed away. Just call our sunshine lady, Pat Sacks, at home at 941-388-7891 or on her cell at 941-320-4594 if you know someone who could use a little sunshine.

Pinestone Book Group

The Pinestone Book Group met on March 23, 2017 and discussed Olive Kitteridge by Elizabeth Stout. Not all members enjoyed this book, but all had an opinion about the main character and it led to a lively discussion. Our next meeting is April 13 when we will discuss Sandcastle Girls by Chris

Bohjalian. BYOC (Bring your own coffee) if you wish.

If you would like a copy of the book to read for the next meeting call Nancy Alger at 506-5312. (This is a new number). April 13 is the last meeting for the 2017 season and I thank all members for their participation.

Vandalism in the Clubhouse

During the weekend of March 11-12, someone vandalized the security dead-bolt lock on the clubhouse theater door, filling the lock cylinder and covering the outer lock with Super-Glue. It was a malicious and mean-spirited act, perpetrated by someone who, presumably, was trying to get into the theater, and was unsuccessful. As a result, the security dead-bolt lock had to be drilled out and replaced. Very costly!

There is no way to know who did this, or why. Because there is very little lighting in that hallway, and no security camera in that part of the clubhouse, it is impossible to know the identity of the culprit, or the specific time-frame.

This makes it very important for every Pinestone resident to keep an eye on our surroundings, especially during months when we have so many visitors enjoying our facilities. If you spot anyone who is not adhering to Pinestone rules, or on any of the premises after hours (clubhouse, pool, etc.), please make note and try to find someone in authority (Security guard?) to alert them.

If we work together and keep a watchful eye, maybe we can prevent such an evil act from happening at Pinestone in the future.

Bill Muzzillo

HEADING NORTH?

As you depart to go north, remember the list of items for closing your condo. The list is also on the Pinestone website under the owner tab.

SUGGESTED CONDO CLOSING CHECKLIST

You Should:

1. Inform the Association Office when you will be leaving.
2. Turn the water off at the emergency cut-off valve outside the home.
3. Turn off the hot water heater at the wall or flip the circuit breaker.
4. Bring in lanai furniture, front mats and other personal possessions.
5. Set temperature on A/C to 75-85 degrees; and (if applicable), set humidistat at 50-60%.
6. Clean out the A/C condensate drain.
7. Install a new A/C filter.
8. Unplug small appliances, TV's, stereos, telephones, computers, modems etc.
9. Forward or cancel mail service and package deliver (UPS, FedEx, etc.) or arrange for someone to check for items.
10. Cancel/transfer newspapers.
11. Leave interior lanai sliders slightly open if you have lockable exterior sliders on your lanai.

Recommended to:

1. Give a trusted friend or neighbor a key and a contract number where you can be reached. Tell the office who this person is.
2. Consider having someone check on the unit one

or two times a month.

3. Put some lights on a timer. Have someone open or close the drapes occasionally.

4. Put dust covers on furniture.

5. Open bedroom, closet doors and dressers to allow air to circulate around the clothes.

6. Spray the shower for mildew.

7. Turn off the icemaker.

8. Leave the window blinds up an inch off the sill to discourage the collection of moisture.

ADDITIONAL SUGGESTIONS:

1. Put the telephone, Internet and TV cable on vacation plan. Providers will put your service on a vacation plan that will essentially turn your service off and save the phone number until you return for a minimal monthly charge.

2. If you are leaving a vehicle, disconnect the battery, slightly over inflate your tires and check with your insurance company for options to reduce you coverage. Leave a set of keys with the Association office or let them know where they can get set of keys if the vehicle must be moved.

3. Prop open the dishwasher door to prevent mold growth from residual moisture. Follow manufacturer recommendations for long-term idle periods.

4. Leave the refrigerator on, but do not leave any food in it or in the freezer, to keep the compressor gaskets from drying out. If you turn the refrigerator off, prop doors open.

5. If you have ceiling fans leave them on. This will circulate the air and draws very little electricity if they are on the low setting.

6. You may want to cover the toilet bowl with a

plastic wrap to minimize evaporation and keep out bugs or if you have someone checking your unit, ask them to turn the exterior water valve on and flush the toilets, run sinks and turn the exterior water valve off during the check.

7. Follow manufacturer recommendations for long-term idle periods for dishwasher, clothes washing machine and other such appliances/ devices.

The next Patter will be published in June. The deadline for that issue will be May 27th. Information can be sent to Terri Kathman at (tmkathman1@gmail.com)

Advertisement Information:

Business and Personal ads must be approved by the Editor for content and delivered to the Association Office or emailed to the Editor (tmkathman1@gmail.com) prior to the issue deadline date. The Patter is an official publication of the Board of Directors and, as so, retains the right to correct, shorten, change or refuse any advertisement submitted for publication. Photos cannot be accepted. We are not responsible for errors.

Business ads up to ¼ page – Rate \$25.00 per issue

Personal ads, limited to 25 words – Rate \$5.00 per issue

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6 QUESTIONS TO ASK BEFORE YOU LIST

1) How many Pinestone condominiums have you actually sold?

Don't be misled; some agents quote total company sales, not just their sales. This is misleading, and is not a good indicator of agent success.

Brian McGreevy has SOLD MORE Pinestone Condominiums than ANY OTHER AGENT. Nobody compares: he has OVER 87 PINESTONE SALES to his credit.

2) Is my agent MY REPRESENTATIVE or simply transactional?

(* according to Florida law - transaction agents may not represent the seller)

Brian is certified in Seller Representation and is one of the few agents who offers TRUE SELLER REPRESENTATION.

3) Who will be taking the photos for my listing?

Brian uses ONLY highly qualified, professional real estate photographers.

4) Will my listing include an EXTENSIVE virtual tour?

Most agents provide Pinestone listings with a 5 photo virtual tour. In getting buyers to view your property, the importance of online virtual tours should not be underestimated. Brian provides not one, but two professional virtual tours. The first features at least 25 photos. The second, more extensive tour features not less than 50 photos, which includes the local area.

5) What commission will I be paying?

Brian offers a **LOW 4% FULL SERVICE** variable commission rate!*

6) What certifications and special training do you have?

Brian McGreevy is not just an agent, he is a BROKER, has a Master Certification in Negotiation, is certified in Seller Representation, is certified in real estate sales for the needs of Seniors, has a Graduate Realtor Institute certification. In addition, Brian serves on the Board of Directors for the Realtor® Association of Sarasota and Manatee.

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Mary Cheski

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