



VOL. XIX, Issue 7

October/November 2017

Editor: Terri Kathman

FROM THE BOARD OF DIRECTORS

By: Darrell Salyers, President

October is upon us with blazing heat! Welcome to all who returned in September and welcome to all those returning this month. Pinestone is blessed with a great community of folks.

Just to recap, in September, we had our 'closing of the pool' party which actually turned into a 'we survived Hurricane Irma' party. Was a great turnout. Folks started coming at about 3:30 for the 4pm party. The event was catered so that we could enjoy the-not-having-a-pool-around-for-a-while idea, and folks brought wonderful desserts for the table for the survived-the-hurricane idea. It was a good time and all was cleaned up by about 8pm....About 60 came!

So, we are back to business as usual. The committees are starting to re-assess what they want to accomplish this season, and that is a good thing. Beautification and social committees have challenges ahead as they put together calendars of projects for all returning folks and all of us already here just anxious to get re-acquainted.

With the pool down October 9th and forward, we hope that all will join in the 5:30 Friday night socials at the clubhouse. It will our best time to relax together and just visit.

To catch up on all that has happened this summer, please go on-line at pinestone.org and take a look at the posted minutes of the Board meetings. If you are an owner, contact the office for the Owners' Page password. Good stuff.

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

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

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

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

Happy Fall !!

Breakfast with Debbie will begin again soon.

Items of Interest:

- **Hurricane Irma** was an eye opening experience. One thing learned was if you are a snow bird, or you're leaving due to the storm, you **MUST** remove all objects from your lanai and pick up any items (planters and such) that could become missiles in the wind and put them securely in your unit prior to leaving or evacuating. You also need to have a couple contacts that can look after your unit, that can check after a storm (we found multiple times that when owners who had one contact /person that person was not at Pinestone). I had several people calling to ask could staff check their units. Pinestone does not employ enough staff to handle issues for 310 units that are not an Association responsibility. If you have not yet had someone check your unit, please do so as soon as possible. I have been made aware of a couple of what appear to be roof leaks after the storm.
- The other important issue when you are away for extended periods of time is having someone check your unit. In doing so have them run the water in your sinks, flush your toilets and I was told run your washer. This helps keep the traps wet and helps to avoid other issues. When complete they would again shut the water to your unit off.

PROJECTS

With Hurricane Irma's visit Galaxy Pool has been delayed and is now on target for October 9th to begin the replacement of the pool equipment, as well as the resurface of the pool and spa. The worst case scenario from Galaxy is the project will take 6 weeks to complete all of the work.

TRASH

For months I have noted in the Patter about the rules and etiquette for trash and recycling. Unfortunately to some this seems to fall on deaf ears. It seems more times than not people leave their trash, recycling and bulk for others to take care of.

If the compactor is not there don't leave your trash in the area. If in doubt DON'T take your trash over on Mondays until after 4 pm.

The compactor is for trash not BULK items (vacuums, televisions, household appliances, etc). If in doubt, check with the office if you should put an item in the compactor or out for bulk.

If you take recycle or trash over and the compactor or bins are full, PLEASE do not leave it in the enclosed area on the ground. Please advise the office if the compactor is full and we will have it run. DO NOT leave your garbage on the ground in the compactor enclosure. Kevin works very hard but he is not a garbage man.

Please welcome new owners Karen Grant, unit 1312 and Frederic Palluel, unit 2620 !!

Full time renters are Tracy Takacs, unit 2521; Marinne & Angel Abeijon, unit 1720 !!

Notes from Your Treasurer

Our August expenses were \$81,730 vs budget of \$67,893. The majority of the overage was due to the fact that our July and August water and sewer

bills were both paid in August and that we incurred approximately \$4,000 in repairs and maintenance expenses vs the budgeted amount of \$1,000.

Year-to-date, our total expenses have been \$527,317 vs the budgeted amount of \$543,147. Although we were very lucky and Pinestone didn't sustain any major damage from Irma, we're going to incur \$8,000 for tree removal and another \$3,000 to upright the 56 hibiscus trees that blew over.

At the end of August, we had \$1,310,182 in reserves. We have \$961,215 in our CD portfolio at Wells Fargo and \$652,684 in money market accounts. We had one \$145,000 CD mature and it was reinvested in a six month CD at 1.25%.

Vote of the membership on Pinestone at Palmer Ranch Governing Documents

In preparation for an update to the "Rules and Reference Manual 2015 Revision", a thorough review of the Pinestone Governing Documents versus current Rules and practices, including direction by the Association's lawyer, Kevin Wells, identified only one conflict.

Governing document requirements take precedence over Board of Directors established rules and regulations. To amend the governing documents requires the approval by not less than two-thirds (2/3) of the voting interests of the membership of the Association at a duly noticed and convened membership meeting. Each condominium unit is entitled to one vote. This vote will be taken at the January 2018 Membership meeting. Necessary notice, documents and information will be mailed to an owner of each of the 310 units in December 2017.

The current Declaration of Condominium 18. (b) Approval of Leasing states: "and shall provide for a security deposit to be placed with the Association in an amount equal to 1 month rent."

Current practice is stated on the Application for Rental/Lease: "For leases 7 months or more there is a \$300.00 REFUNDABLE security deposit required."

The membership vote in January will be to amend The Declaration of Condominium to: "*and shall provide for a security deposit to be placed with the Association in the amount of 1 month rent as stipulated on the Pinestone at Palmer Ranch Application for Rental/Lease.*"

(~~Abe~~ = Delete Italics = New)

The specific change is yet to be approved by our Association lawyer.

If the membership approves this amendment, the current practice of requiring an Association Security Deposit only for rentals of 7 months or more would continue until changed by the Board of Directors. If the Amendment is not approved, the Board of Directors, on the recommendation of the Association's lawyer, is obligated to follow the Association's governing documents and institute an Association security deposit equal to one month rent as identified on the Application for Rental/Lease.

Gary Engelgau Board Liaison to the Rules and Regulations Committee
gaengelgau@yahoo.com
September 22, 2017

Editorial Comment by Terri Kathman, Editor

I hope the weather gods don't have any more surprises for us this year. We have already had quite enough with all the hurricanes, floods, earthquakes, etc., not the least of which was Irma who had all of us no matter where we were, glued to the TV hoping it would stay away from our little corner of the world and not devastate all our neighbors and friends throughout the southeast. Fortunately, Pinestone was spared major problems and was fortunate not to lose power but the stress it created will not be forgotten.

I think it is time to relax and enjoy all those football games, baseball playoffs, bike rides on the trail, walks on the beach and all the other things we enjoy. Our neighbors from up north will begin to arrive and we can share stories of the summer of '17 and how Pinestone survived by working together for the common good.

On another note, I would like to encourage everyone to give some serious thought to serving on the Pinestone Board next year. We do need some good people to give some of their time to keep Pinestone the premier community it is. We have been functioning one member short for most of the year and with the resignation of Larry Giorgio, we are now two members short. Elections will be coming up in January so please consider filling out that application to run when it comes in the mail.

Finance Committee Report

The Finance Committee met on September 5 to finalize its recommendations to the Board for the 2018 budget. The 2018 proposed Operating budget is \$779,274, which is about \$25,000 less than the 2017 budget.

Areas where we have increases in 2018 are Plant Replacement & Mulch, Fire Alarm Monitoring, Repairs and Maintenance for the Neighborhood and Staffing and Personnel.

Areas where we have decreased spending for 2018 are Irrigation Maintenance, Fire Alarm Repairs, Pest Control, Water & Sewer, Professional Consultant & Fees and Telephone Expenses.

SOCIAL COMMITTEE

It's hard to believe that October is almost here! It seems like just last week we were starting our summer and now it's almost over. It's been hot and humid for most of the past few months and continues to be so. We've had lots of rain this

summer, so the grass and the gardens are green and lush.

The uppermost question in our minds has to be "How long before we leave for Pinestone?" The answer for some of us is "We're already there!" or "Not soon enough!"; for others it's just a matter of counting the days. Regardless, we look forward to another fun season at our winter home and to catching up with all our friends and neighbors.

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

Mark your calendars

Don't miss these events that the Social Committee has lined up for the 2017-2018 season. In addition to our regular ongoing activities (Bingo, Poker, Bridge, Lunch Bunch, Regular and "Classic" Movie Nights and our Friday Night Socials), the following events are scheduled:

- | | |
|---------|---|
| Nov. 11 | Awesome Breakfast |
| Dec. 9 | Christmas Cocktail Party |
| Dec. 31 | New Year's Eve Party |
| Jan. 20 | Welcome Back "Inside Out Party"
w/Lynn's Spins |
| Feb. 16 | Pub Quiz |
| Feb. 24 | "Red, White and Blue Party"
w/Lynn's Spins |
| Mar. 24 | Pool Party |

Check the bulletin board for information and sign-up sheets as the events draw near. As always, we welcome anyone willing to get involved and lend a hand to make our parties a success. Contact Hélène or Donna, our Social Committee Co-Chairs, if you would like to help out and contribute to the Pinestone spirit!

The first Social Committee Meeting of the 2017-2018 season will be held on November 1st at 10:00 am. Please feel free to join us! Everyone is always welcome.

DON'T FORGET!

2017 Vaccination Clinic at Pinestone
Wednesday, October 18
10:00 – 11:00 am



BACK BY POPULAR DEMAND

Sarasota Health Care Services, Inc. will be at the Pinestone Clubhouse to administer Flu and Pneumonia vaccine for those who wish to participate.

If you have received your shot at this clinic in the last 1 or 2 years, your form will already be filled out! No paperwork!!!!

There will be blank forms for new attendees. Come join us.

The next Patter will be published in December. The deadline for that issue will be November 22nd. 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

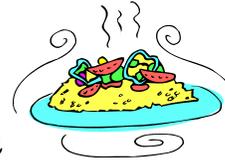
SUNSHINE LADY INFORMATION



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.

Come One, Come All
to the first event of the Season



Awesome Breakfast



Saturday, November 11th
at 10:00

It will be a potluck with everyone bringing breakfast casseroles, pastries or fruit for everyone to enjoy.

Look for the sign-up sheet in the library at the end of October.

**** IMPORTANT NOTE ****

If you have not completed the **DIRECTORY FORM** (attached) or if you're not sure if you have, please complete and send to Debbie or call and inquire if I have your form. I would like to send the directory to print not later than 10/31 and I'm missing information /approval for quite a few of you. The form when signed also allows me to send you Association information via email when appropriate.



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Pinestone resident

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andre@andreleclairproperties.com

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Success Story featuring Robert Agnello

“Robert, we want to thank you and express our appreciation for all your work in selling our Pinestone condo. Your professionalism and attention to detail made it a very easy process for us from the initial listing through the closing. It has been our pleasure working with you.”

Patrick and Doreen Sheedy

Your 2017 Pinestone Real Estate Update

14 Sales - Average Sale Price: \$204,250

High Price: \$253,500 Low Price \$170,000

ROBERT REPORTS

It's a Good Time to Sell

Market Activity is Good

Now is the Time.

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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.

PINESTONE CONTACT INFORMATION FORM

Please check the appropriate box for information to be published in the Pinestone Directory

- Home Phone _____ Work Phone _____
- Cell Phone _____
- Text _____
- E-mail _____
- NO -- **DO NOT PUBLISH my telephone information in the PINESTONE RESIDENT DIRECTORY**
- YES – **I would like to receive notification of events from Pinestone using the One Call Automated system via phone , text , email .**

RESIDENT(S) INFORMATION (Association / Official use only)

Property Owner's Name: _____

Property Address: _____

Building # _____ Unit # _____ Local Phone # _____

Email _____ Cell Phone # _____

PERMANENT RESIDENCE INFORMATION – If Different from Above Address

Address: _____

Phone: _____ Email _____

DOES SOMEONE OVERSEE YOUR UNIT WHEN YOU LEAVE TO GO NORTH?

NAME	LOCAL TELEPHONE #	CELL PHONE #
------	-------------------	--------------

Owner Emergency Contact - (File Use Only)

Name: _____

Address: _____

Home Phone Number _____ Cell _____

Relationship: _____

Please return this form as soon as possible.

I hereby authorize the Pinestone at Palmer Ranch Condominium Association, Inc. to include my email address(s) on their email distribution list as well as include me in the One Call Now system as checked in the information provided above.

Pinestone at Palmer Ranch
 4255 Players Place
 Sarasota, Florida 34238
 E-Mail pinestonemgr@pcmfla.com
 Fax: 941-927-9763

 Signature Date

 Signature Date