



VOL. XIX, Issue 1

January 2017

Editor: Terri Kathman

**FROM THE BOARD OF DIRECTORS**

**By: Suellen Coito, President**

I would like to wish everyone a happy and prosperous new year. The year 2016 has been a year of changes at Pinestone with a new manager, landscaping company and maintenance person and we will have a new pest control company in 2017. Hopefully things will be more stable in the upcoming year.

We look forward to the arrival of our seasonal residents and the upcoming activities the Social Committee has planned for us.

Don't forget our annual meeting is January 17 and we will have the election of Officers. Please get your proxies in before the deadline so that we can have a quorum for the annual meeting.

|                        |                      |
|------------------------|----------------------|
| <b>President:</b>      | <b>Suellen Coito</b> |
| <b>Vice President:</b> | <b>Rob Hoerner</b>   |
| <b>Secretary:</b>      | <b>Ed Wambold</b>    |
| <b>Treasurer:</b>      | <b>Sandy Keir</b>    |
| <b>Board Member:</b>   | <b>Dave Kathman</b>  |
| <b>Board Member:</b>   | <b>David Yamin</b>   |

**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 New Year!**

I hope everyone had a fabulous holiday season.

**Items of Interest:**

- Though we have the Abacus21 program, it is only as good as the information that is entered. To date I am still missing information from 120 owners. Please, even if you turned in the information previously, send in your owner information sheets. Even the ones that Arvilla had previously had, in a lot of

cases, the new ones have more information than the original submission. If you are one of the 120 that have not ever returned yours to the office, **Please, Please, Please**, get them completed and into the office as soon as possible.

- As noted in the recent One Call the Association has a new pest vendor, Pest Shield. They will not be treating the interior of the units quarterly, as done in the past. If you have issues and need interior service, they will come at no charge. You can call them directly at 941-342-7873.
- The new BBQ grills and covers have been installed. Please remember after use of the grill to clean the burners and cover the grill when it is cool. This will help give them a longer useful life.

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

- 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.
- Please do not put bulk items out unless you have a prior authorization from the Office to do so
- Paint, propane and such are NOT items that are picked up by Waste Management, either bulk or trash. These items must be taken to the dump at 8750 Bee Ridge Road Wednesday – Saturday between 8 – 4
- Lastly PLEASE do not leave your garbage in any of the enclosed areas, please put it in the compactor

I want to give special thanks to Renee Warren (1522), Randy Ausloos (1725), Veronica Malcolm (1720) and Ed and Carol Wambold (613) for help with the 2<sup>nd</sup> notice for the annual meeting mailing and stuffing of envelopes.

Please welcome new owners Keith and Kathy Powers, Unit 2420 and long time renter Jane Doernberg is now the proud owner of Unit 1911!!

*Debbie Fulton*

### **NOTES FROM YOUR TREASURER:**

At its December 6 meeting, the Pinestone Board of Directors approved an \$806,321 operating budget for 2017. It also approved allocating \$100,000 of the lawsuit settlement to the 26 buildings to cover the cost of their miscellaneous maintenance and repairs. Most unit owners will see only a \$7-\$10 increase in their monthly HOA fees next year.

The Board also authorized a reserve study that will update the remaining life and replacement cost of our capital assets. That information will be used by the Finance Committee and the Board to determine whether we're reserving enough money every year to repair and replace them. That report should be done in early 2017.

Our reserves at the end of November were \$1,203,421 Pinestone had two CDs mature in November; \$150,000 was renewed for six months at 70 bp and \$101,344 was renewed for 17 months at 93 bp. The Federal Reserve Open Market Committee did vote to raise a key interest rate by 25 bp, but that decision isn't expected to result in increased deposit rates anytime soon.

I look forward to working with all of you next year and I wish you a happy, healthy 2017!

*Sandy Keir*

### **Editorial Comment by Terri Kathman, Editor**

I always look at the new year as a fresh start and this year will be no different. The holidays always add a few pounds and of course a diet is at the top of my list. Another of my resolutions is to spend more time at our lovely pool here at Pinestone and take advantage of the beautiful sunshine Sarasota has to offer.

I especially appreciate our beautiful weather since we spent three weeks partaking the freezing weather up in Chicago for the holidays. It was great to see family and I wouldn't give that up, but I came back with a cast on my left wrist because of an unfortunate slip on black ice while fetching the morning paper on Christmas Eve. Needless to say it has cramped my style and forced me to learn how to use dictation on my computer. Also it has

made me have great empathy for those people who have the use of only one arm. You don't realize how much you use your non-dominant hand until you don't have the use of it anymore!

Yes, I'm really glad to be back at Pinestone and look forward to a fun filled winter season filled with laughter and good times with good friends. See you at the pool though I won't be swimming!

### SOCIAL COMMITTEE

The members of the Social Committee extend their best wishes for a Happy, Healthy 2017 to all our Pinestone neighbors and welcome back to our Snowbirds from the North!

We have many activities planned over the next few months and we hope as many of you as possible will be able to participate in what is sure to be a fun season. Be sure to check our glass case in the lobby of the Clubhouse, as well as the one by the mailboxes for up-to-date information about events. As always, the sign-up sheets will be posted on the bulletin board in the Library approximately two weeks before each activity.

*Bingo* will start again on Wednesday, January 4<sup>th</sup>, and will continue throughout the winter on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month. The *Monday Night Classic Movies* will be starting up again on January 9<sup>th</sup> with "*Barkleys of Broadway*," a musical starring Fred Astaire and Ginger Rogers. *Bridge* and *Poker* will begin again on January 11<sup>th</sup> (sign-up sheets are in the Library) and will continue, as usual, on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month throughout the season. The *Lunch Bunch* will get together on January 17<sup>th</sup> at 12:00 Noon at *Farlow's* in Englewood. Sign-up sheet, menu and directions will be posted in the Library as of January 3<sup>rd</sup>. The *Thursday Night Movie* will feature "*Sully*," starring Tom Hanks on January 26<sup>th</sup>.

Hey, neighbors! *The Circus is Coming to Pinestone!* The *Welcome Back Party "Circus World"* will take place on January 21<sup>st</sup>. Come join in the fun and reconnect with familiar faces and meet some of your new neighbors. This is a perfect opportunity to welcome them to *Pinestone!* So please, as you're getting ready to head south, pack some clothing items that would fit into the

Circus theme. Even if all you have is a red clown nose, that's fine. Others of you may have more elaborate costumes, whether you decide to be a clown that night or a trapeze artist or a juggler...whatever suits your fancy and your mood! Entertainment will be provided by Lynn's Spins. No need to bring a dish as all the food will be provided by the organizing committee. Sign-up and collection of the \$10.00 charge will take place in the Library on Saturday, January 7<sup>th</sup> starting at 10:00 am. Please note that, as this is a "*Betty and Kenny Angotti Extravaganza*," it will be very popular so you may want to come out early to sign up and pay to avoid disappointment. Keep in mind that, due to Fire Regulations, attendance in our Clubhouse is limited to 90 people so will be on a first come, first served basis.

If anyone is interested in hosting the Super Bowl Party on February 5<sup>th</sup>, please contact either H el ene or Donna.

Also, although it may seem far off, we would like to remind everyone that we are still looking for someone to Chair '*the end of the season Pool Party*' in March (date to be determined by the committee that takes on responsibility for this annual event).

H el ene Fee and Donna Adams  
Co-Chairs, Pinestone Social Committee

The next meeting of the Social Committee will be held in the Card Room on Wednesday, January 4<sup>th</sup> at 10:00 am. Feel free to join us. Everyone is always welcome!

### **CLASSIC MONDAY NIGHT MOVIES**



Greetings, All!

It is with great pleasure that we announce the seventh year of *Classic Monday Movies* presented in the Pinestone Clubhouse movie theater, beginning **MONDAY, JANUARY 9th**. This season there will be 12 classic films presented on Mondays (January through March), many in high-definition and 5-channel stereo. As always the

suggested donation is \$1 at the door, which includes free popcorn, beverage, and a traveling candy bowl. Showtime for each film is 7:00 p.m. sharp!

As coordinator and presenter of *Classic Monday Movies*, it is my pleasure to introduce each film, and offer a brief history of its place and importance in American cinema. (And there is always a Q & A session afterwards.)

Below are the scheduled films for January:

MONDAY, JAN. 9th: “*Barkleys of Broadway*” (MGM, 1949)

It’s Fred Astaire and Ginger Rogers in their last pairing on the big screen -- after a 10 year hiatus! (Their only film in color, too.) And, as luck would have it, many consider this to be their best dancing ever. Here is another one of those glorious MGM technicolor extravaganzas, with plenty of tunes and beautiful dancing on the big screen. Good chance you’ll leave the Pinestone theater humming “*They Can’t Take That Away from Me.*”

MONDAY, JAN. 16th: “*Words and Music*” (MGM, 1948)

One of the great Bio-pics from the MGM studio! It’s the story of the song writing team of Rogers and Hart, who gave America some of the best (and most romantic) songs that still live today. Included in the cast are Judy Garland, Mickey Rooney, Perry Como, Mel Torme, Lena Horne, Ann Southern, Gene Kelly and many other musical film icons of the 40’s and 50’s.

MONDAY, JAN. 23rd: “*Guess Who’s Coming to Dinner*” (Columbia Pictures, 1967)

While revered as one of the most moving and notable performances by Katharine Hepburn and Spencer Tracy, this film also stars the powerful Sidney Poitier in one of the most important films of the 60’s. It’s a comedy, a drama, and a hugely entertaining two hours of Hepburn/Tracy/Poitier magic.

MONDAY, JAN. 30th: “*Billy Budd*” (Allied Artists Picture, 1962)

Long thought to have been permanently lost to film decay and neglect, Herman Melville’s filmed story of “Billy Budd” has been resurrected and

restored by dedicated film historians (and Turner Classic Movies) and can once again be seen as the classic film that audiences enjoyed during the 60’s. Produced and directed by the great English actor, Peter Ustinov, it stars Terence Stamp in his first film role. Also adding importance to this film is the American actor, Robert Ryan, who embodies his character with chilling realism. It’s a marvelous film and one that will generate a lot of discussion!

Here’s hoping that you’ll be joining us for these classic films in January! Everything starts at 7:00 p.m. sharp. Want a good seat? Plan to get there a bit early --

*Bill Muzzillo*

**Bridge Anyone?**

Beginning in January bridge will be played in the clubhouse at 7 pm on the 2nd & 4th Wednesdays of the month. A sign-up sheet will be posted in the library for those wishing to play. The scheduled dates are as follows:



January 11 & 25  
February 8 & 22

March 8 & 22  
April 12 & 26

Please mark your calendar! All level players are welcome. For further info call:

Terri Rung @ 203-577-8703.

**Poker starts in January**



Anyone\_\_who enjoys playing poker please sign up in the library and we will be starting to play on the second and fourth Wednesdays at 6:45 p.m. The

scheduled dates are as follows:

January 11 & 25  
February 8 & 22  
March 8 & 22  
April 12 & 26

Please mark your calendar and come to the clubhouse for poker fun.

## Welcome Back Party

“CIRCUS WORLD”

January 21<sup>st</sup> at 6:00 p.m., \$10 per person



Sign up and pay in the library  
January 7th at 10 a.m.

### Testimonial from one of your neighbors

“We had a major issue with our Comcast service this weekend (a trifecta) — no TV, internet, and phone. Of course the phone is connected to the gate! Because of Korwin Wills, the representative /liaison assigned to Pinestone, we were able to have service restored this a.m. Instead of tomorrow Tuesday (the earliest according to tech support)”

Sunny O’Flynn, Unit 2617

December 12, 2016

### 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*

- \* Another New Year
- \* Another New Season
- \* Questions regarding Pinestone Real Estate?
- \* Another reason to call me
- \* I am glad to help my neighbors, because I live here

Keller Williams Sarasota  
22 South Links, Sarasota, FL 34236

**Bob Keir**  
**412-977-3064**

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**Another Pinestone Resident  
Success Story featuring Robert Agnello**

*“Robert exceeded all our expectations in the purchase of our condo at Pinestone (Palmer Ranch). Robert was always very professional, responsive, and minimized the stresses often encountered in real estate purchases. There were no surprises and he made our purchase stress-free. Robert has become a trusted advisor and was always there to offer guidance and assistance. Robert’s knowledge of Pinestone & Sarasota is very strong and we wouldn’t hesitate to recommend him to our friends.”*

*Bernie & Margaret Lee*

*Your 2016 Pinestone Real Estate Update*

**12 Sales - Average Sale Price: \$207,625**

**High Price: \$231,500 Low Price \$180,000**

**ROBERT REPORTS**

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Market Activity is Good**

**Now is the Time.**

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Licensed real estate broker

Pinestone resident

941-346-6059

[andre@andreleclairproperties.com](mailto:andre@andreleclairproperties.com)

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**\*Call Brian McGreevy for details**

  
**Sarasota Home Realty**

## **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.