VOL. XIX, Issue 8 **December 2017** **Editor: Terri Kathman**

FROM THE BOARD OF DIRECTORS
By: Darrell Salyers, President

Greetings to all! Just so you know, the pool should be open by December 1st with possibly another week required to stabilize the water quality. All the chairs are repaired and in the pool area. Remember to take good care of them, especially by remembering to put a towel down before you sunbathe so that they remain clean of sunscreen.

The paving of the parking lot is proceeding with target of April, 2018. We can expect more details and notice regarding moving our cars sometime in April. More details to come.

The rules and regulations committee has all copies of the current regulations printed and by now copies are available in the office for those who haven't received a copy in home mail. Owners, please make sure your renters have a copy.

Finally, we will have a ballot out to owners this month for the January proxy voting. At issue is discrepancy in Master Condominium Documents versus the rental application form. The decision owners will be asked to make is keep the documents that say one month's rental deposit is due to Pinestone or remove that stipulation from the Master Documents. Three-fourths of voting owners must agree to a change or the requirement of one month's rental deposit stands for all future rentals. Look for that mailing and return the paperwork as required.

President:	**Darrell Salyers**
Vice President:	**Dave Kathman**
Secretary:	**David Yamin**
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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

Finally Winter !! Happy Holidays to All !!

Breakfast with Debbie will begin on January 17th, 2018.

ANNUAL MEETING

As noted in your mailing of the budget and first notice of the annual meeting we will have a vote on amending the documents with regard to rental security deposits. When you get your mailing after December 15th please be sure to vote with your proxy if you will not be at the meeting and get it back to me asap. We will need 156 in person or by proxy to meet quorum and then we will need 104 affirmative votes to pass the amendment.

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.
- In signing with Accutech Restoration and Remodeling for our disaster recovery plan we will be looking for Building Captains to help if and when we have another storm or any other kind of disaster. We will also look to those Captains to help with Association large projects.
- We also changed insurance brokers this year and CBIZ (our new broker) offers a meeting called Unit Owner University were they give information on association versus homeowner coverage's. These are currently scheduled for January 23rd at 10 am and February 27th at 6 pm.

PROJECTS

With Hurricane Irma's visit Galaxy Pool was delayed on the starting of the pool. We are currently anticipating reopening the pool and spa on or about the week of November 27th but it could be the week of December 4th.

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 Jeffrey Skonieczny, unit 112 and Carl & Marianne Dellostritto, unit 2324 and Bea Glenn has purchased unit 1121 !!

Full time renters are Rebecca Acosta, unit 310; Michael & Susan Hosler, Unit 1311; Apacacio Quintero & Giselle Vega, unit 2320 !

Editorial Comment by Terri Kathman, Editor

It's that time of year when Black Friday is a thing of the past but the world around us is blossoming into a wonderland of colored lights, Christmas trees and thoughts of all the wonderful memories we have tucked away in our 2017 memory bank. I love this time of year when the joy of the season seems to take over and the little problems we might have take a back seat to giving or helping others. The warm feeling you get knowing that you have helped make someone else happy is a natural high.

Lately I have been thinking that maybe the intangible things are those that have special meaning to me. The memories that we share with those we love. The cards and notes from years past that we received from someone who means a lot to us. As we get older these things come to mean more to us because we have a roof over our head, enough food to eat, wonderful friends to share time with and enough "things" to make us happy. Be sure that in addition to the gifts you may wrap up with a beautiful ribbon you give your loved ones memories that will last long after the toys are broken and the fashions are out of style.

On another note, as I look back I remember those loved ones and friends who have passed on this year and am thankful for the times we had together and the memories we shared.

We are very blessed to live in such a wonderful place as Pinestone where we can share good times with friends and neighbors, but we mustn't forget those less fortunate and those who may not have a loving family nearby or a roof over their head. There are many organizations such as the Salvation Army or "Toys for Tots" who can make the holidays a little brighter for these folks so don't forget to give a little something to make their day brighter.

Hope you and your family have a very Happy Holiday season filled with love and laughter and may all your wishes come true!

Facilities Committee Report

The Facilities Committee is looking forward to 2018. There is a larger number of items on its project list from 2017 and more being added all the time. The Committee's challenge will be to prioritize these items and work with the Board to get them approved and completed. The Committee's first meeting of the new year is being scheduled for January 15th.

PLANT AND BEAUTIFICATION COMMITTEE

The Committee would like to thank Debbie, Kevin and those members who were around during the Summer for their efforts in monitoring the Landscaping at Pinestone.

Debbie Fulton, Sue Coito and Veronica Malcolm interviewed Landscaping Companies during the Summer and we now have Landwise Horticultural Services who are responsible for maintaining the grounds. The crew will be at Pinestone every Wednesday weather permitting, unless specific planting is scheduled.

Could we please remind residents who have any issues regarding the landscaping at Pinestone to fill in the white work sheet (copies in the library) and give to Debbie who will inform either the Accounts Manger at Landwise or the Plant Committee.

Please DO NOT TALK TO THE CREWS they are directed by their crew chief, or the Pinestone Office. All shrubs growing in common areas will be trimmed by the crew.

We hope at time of publication that all the beds at the entrance to Pinestone, the mail box area, the four corners and outside the Clubhouse will have been planted with annuals and perennials.

This year the Board decided to pay an outside company to install lights outside the Clubhouse and the entrance to Pinestone.

The Committee remained responsible for the inside of the Clubhouse and a merry band of volunteers aided by Kevin and his ladder, gathered on Wednesday 15th November to install the Christmas tree. We would like to thank everyone who helped collect the decorations from in storage and who helped install them, also Betty Angotti who provided coffee and cakes.

The Committee is in the process of getting quotes for mulch and installation costs as we would like to mulch as early as possible in January 2018. The next meeting of the Committee will be Thursday, January 11th at 10:30 in the Card Room.

Linda Dowson

SOCIAL COMMITTEE

Although the weather up north is getting cooler, the good news is that many of us are already back at *Pinestone.* The weather here has been fabulous for several weeks now and we can look forward to more warm and sunny days in the weeks and months ahead. Again this year, we are seeing many new faces in our community. If you see someone you haven't met before over the coming weeks, try to make a point of introducing yourself, shaking your new neighbor's hand and welcoming them to the neighborhood! You'll be surprised at how quickly your circle of friends will grow…and grow…and grow!

Here at *Pinestone*, we've already kicked off the 2017-2018 social season with an "Awesome Breakfast" which was held on November 11th, hosted by *Betty Angotti and Carol Wambold*. The feedback has been positive as always, with people raving about the many, many dishes available to eat and the wonderful opportunity to catch up with friends we haven't seen for a few months and get to know our new neighbors.

Our *"Holiday Party"*, hosted by *Linda Dowson* and *Carol Wambold*, will take place on Saturday, December 9th. The festivities will get under way at 5:00 pm. If you haven't already placed a new unwrapped toy in the *"Toys for Tots"* box in the lobby of the Clubhouse, please remember to bring one to the party. *Pinestone* traditionally collects a large variety of toys which the less fortunate families in Sarasota always appreciate. Toys for

newborn to 9 months and for ages 14+ (boys and girls) would be most appreciated.

The Friday Night Social schedule will be modified somewhat during the Holiday Season. As you are no doubt aware, there are five Fridays in December this year. The Friday Night Social will take place as usual on December 1st, 8th, 15th and 22nd, however the gathering scheduled for the 29th is cancelled due to everyone's hectic schedule. If you don't have plans for *New Year's Eve*, be sure to join us in the Clubhouse for a Potluck Supper and help us ring in 2018. Be sure to bring something to drink to toast in the New Year! Keep an eye out for posted details.

As most of you know, our Library has an extensive collection of books that have been generously donated/recirculated for and by our residents. In addition, there are now jigsaw puzzles available for borrowing. All we ask is that you return them to the Library once you have completed them so that others may enjoy this fun pastime.

As always, your Social Committee welcomes anyone willing to get involved and lend a hand to make our parties successful and to introduce new ideas. Contact *Hélène* or *Donna*, our Social Committee Co-Chairs, if you think you would like to help out and contribute to the *Pinestone* spirit!

The *Social Committee* would like to take this opportunity to wish everyone a very Merry Christmas and a Happy New Year. Whichever way you choose to celebrate the Holidays, we wish you and yours health, happiness and prosperity!

The next Social Committee Meeting will be held on January 10th at 10:00 am in the Card Room (no meeting in December). Please feel free to join us! Everyone is always welcome.

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

2018 WELCOME BACK PARTY

"INSIDE-OUT"

(WITH A LITTLE BIT OF TACKY)

WITH LYNN'S SPINS

January 20th at 6:00 pm, $12 per person

Sign-up and pay in the Card Room

January 6th at 10:00 am

CASH ONLY PLEASE

Greetings, One and All!

It is with great pleasure to announce the eighth year of *'Classic Monday Movies'* presented in the Pinestone clubhouse theater, beginning MONDAY, JAN. 8th. Once again there will be 12 classic films, each presented every Monday evening, January through March. Many of these films will be presented in high-definition and 5-channel stereo.

As always the suggested donation is $1.00 at the door, which includes free popcorn, beverage, and a traveling candy bowl. (Look for Jim Tamblyn and Lorraine Bourassa to be working the popcorn machine, while Paul greets everyone at the door.)

As coordinator and presenter of this activity, it's 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.)

Here are the scheduled films for JANUARY:

- **JAN. 8 = "Kiss Me Kate"** (1953) What better way to start these Monday evenings than with this glorious M.G.M. musical starring Howard Keel, Kathryn Grayson and Ann Miller? Presented in hi-definition and 5-channel stereo, **"Kate"** contains a ton of Cole Porter's best songs, along with great singing and dancing. (This is what they mean when they use the word 'classic.')

- **JAN. 15 = "Rear Window"** (1954) Pinestone audiences keep asking for Alfred Hitchcock films, so here is one of Hitchcock's great masterpieces of suspense and intrigue! Starring James Stewart and Grace Kelly, this film will be shown in high-definition…and seeing It on Pinestone's big screen makes all the difference. Be prepared for a cinematic roller-coaster ride!

- **JAN. 22 = "The Great Caruso"** (1951) In the early 50's, M.G.M recruited the great tenor, Mario Lanza, for this important bio-pic of Enrico Caruso. While he died at a young age, Lanza enjoyed a short, but fantastic career, being blessed with a magnificent voice. This was his favorite and most personal role on screen.

- **JAN. 29 = "Auntie Mame" -** (1958) Fasten your seat belts! Here come Rosalind Russell recreating her famous role (from the stage play) for the silver screen. Filled with riotous characters and situations, Mame proves to be one of the funniest relatives ever! This newly restored film will be presented in high-definition and stereo sound.

Here's hoping that you'll join us for 2018's *'Classic Monday Film'* series. Audiences say that half the fun is going to the theater to meet old friends, making new ones and enjoying a classic film on Pinestone's theater screen. So come along for the ride!

Everything starts at 7:00 p.m.*sharp!!* Get there early if you want a good seat.

Bill Muzzillo

Lunch Bunch

This month's Lunch Bunch will be held at the Polo Grill and Bar on January 9th at 12:00 noon. The Polo Grill is located at 10670 Boardwalk Loop in Lakewood Ranch. It is located in a lovely shopping area for those who might be interested!

(Directions: Head north on I-75 to University Parkway exit. Turn right on University then left on Lakewood Ranch Blvd. Next take a right on Lakewood Main Street to the 1st left onto Boardwalk Loop. The restaurant is on the left.)

Sign up sheet will be posted in the library.

Pinestone Library

Did you ever wonder how all the books in the baskets in the library are magically filed in their proper places the next time you come and visit? Well, it's not magic but our own special Library Lady, Diane Price who keeps everything in the library in tip top shape. She is one of many volunteers who keep Pinestone looking great and running smoothly. Many thanks, Diane, for the many years you have volunteered to make our library one of those extras that make Pinestone a special place to live.

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.

Have you checked out the Pinestone Website?

You should be aware that Pinestone has its own "Official" website. It is located on the Internet at HTTP://Pinestone.org. Once there, the site is laid out as below. You can navigate the site by clicking on the various links. Note: separate, special passwords are needed for entry to the OWNER'S PAGE and the BOARD PAGE. If you're not familiar with the site take a little time to look around and learn what's available and where it's located on the site.

Owner Log In
Board Log In
Online Store
About
- Board of Directors
- Management
  - On-Site Manager
  - On-Site Maintenance Tech
  - Management Company

Community Information
- Pinestone Patter
- Calendars
- Forms and Applications
- Resources and Links

Governance
- Committees
- Governing Documents, Rules and Policies

Agendas
Wind Mitigation Documents

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

UNIT NUMBER SPRUCE-UP TIME

4255

The Brass unit numbers on our buildings have oxidized over the years and have become difficult to read from the roadways. The members of the Facilities Committee have adopted the goal of making sure that all of the numbers are cleaned by March, 2018.

In order to help achieve this goal, we ask owners to clean their own numbers within the timeframe specified above. To facilitate the cleaning, the product Brasso will be purchased by the Association and made available to owners upon request to Kevin. Owners who are unable to clean their numbers can let Debbie know and the volunteer members of the Facilities Committee will clean those numbers in January and February.

WELCOME BACK

It is that time of the year when our seasonal residents start coming home to roost. We all welcome you back and hope the trip was good and the start-up will go well.
The following may help this part go a little better. Your unit has been operating on its own for a few months and now is the time for some start up maintenance.
The AC unit will need a filter change and don't forget the bleach/water treatment for the condensate line. If you have a service plan, now is a good time to have the unit checked out.
Make sure the air is out of your water lines since the system was shut off. Running each faucet and flushing a few times will ensure a good flow. Before putting that lanai furniture back out, give the deck a good cleaning. Try vacuuming first and it makes the finishing go better.
If you have made your calls from up north, all deliveries and electronics should be up and running. If not, have those phone numbers

waiting. Also not a bad time for getting that dryer vent cleaned out if you haven't had it done recently. The office has the name of a company that does that work in Pinestone.
Last but not least…check in with the office, let them know you are back.

What is the Friday Night Social?

Believe it or not there are some people who do not know what the Friday Night Social is when they see it listed on the calendar each month. Yes, we socialize at the pool, or the tennis courts or the golf course but not everyone swims, plays tennis or golf, etc. Everyone drinks and eats, so this is a place where everyone can get together share stories, get to know each other, share a drink and some food. You don't have to sign up – you just show up!

You just bring your own drinks – beer, wine, pop, water, whatever – and something to eat that you put on the counter and share with everyone. The Social Committee supplies the plates, napkins and utensils. Sometimes we have an abundance of appetizers, sometimes soups, salads, vegetables, casseroles or desserts. You bring whatever you feel like bringing or have time to put together that night, but hopefully if it's cheese and crackers one night, the next week will be something a little more substantial. It's always a surprise. The best part though is having a chance to meet people from all over the world who make Pinestone their home for a short or a long period of time. Some people are there every week, some every couple weeks, some very sporadically but it is a great way to feel a part of the community and make new friends.

The next Patter will be published in January. The deadline for that issue will be December 24th. Information can be sent to Terri Kathman at (tmkathman1@gmail.com)

JUST A REMINDER

If you are going to be away from your condo for a while and leaving your car under the carport, please leave a car key inside your condo or with the person who watches your unit and let the office know the location in case the car has to be moved in an emergency.

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***Call Brian McGreevy for details**

1) How many Pinestone condominiums have you actually sold?

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

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2) Is my agent MY REPRESENTIVE or simply transactional?

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

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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?

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Another Pinestone Resident
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
17 Sales - Average Sale Price: $202,500
High Price: $253,500 Low Price $170,000
ROBERT REPORTS
It's a Good Time to Sell
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