



VOL. XX, Issue 4

April/May 2018

Editor: Terri Kathman

**FROM THE BOARD OF DIRECTORS**

**By: Sandy Keir, President**

March was a busy month for the Board!

The Board voted to ban smoking in all common areas starting June 1. Before voting on the issue, the Board heard a presentation about the dangers of second-hand smoke, sought input from real estate agents to see whether they thought such a decision would affect the market value of our properties and checked with other Palmer Ranch communities to see what they have done. The Board is also considering whether to ask members at the Annual Meeting whether they want to extend the ban to their condominium units.

On another major issue, the Board was disappointed to receive only two quotes for our upcoming repaving project and found that the quotes were significantly higher than we were led to expect. That has forced us to put the project on hold while we study our options and formulate a plan for funding the project.

The Board also heard from many unit owners who were unhappy with the recent decision to erect a large bike storage facility in front of Building 13.

After listening to the many concerns that were voiced, the Board decided to refer the issue to the Facilities Committee for further research. Since the repaving project has been delayed, the Committee will have adequate time to study the issue and make a recommendation to the Board.

On behalf of the Board, I want to thank all of the people who worked hard again this winter to keep Pinestone a beautiful, desirable place to live. It takes a lot of planning and teamwork to keep Pinestone running smoothly and it would be difficult to do it without all of our Committee members. We appreciate your contribution and thank you for your efforts!

We'd like to encourage more owners to get involved in the Community, either by joining a Committee or running for the Board. There will be four open Board seats at the end of 2018 and we invite interested owners to consider running.

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

<b>President:</b>	<b>Sandy Keir</b>
<b>Vice President:</b>	<b>Bob Packee</b>
<b>Secretary:</b>	<b>David Yamin</b>
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<b>Board Member:</b>	<b>Paul Bourassa</b>
<b>Board Member:</b>	<b>Gary Engelgau</b>
<b>Board Member:</b>	<b>Darrell Salyers</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*

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

**Happy Spring!!**

Breakfast with Debbie of 2018 was held on March 21st. I will put out a One Call if we have a Coffee in April.

**Items of Interest:**

- Florida Southern Roofing has completed half the roofs being done this year. I anticipate the completion on or around the end of April.
- Siesta Key Decor has completed the painting of building seven. They are working in Building 3, and will progress to Buildings 8, 23, 24. If your lanai is glassed-in, please advise me ASAP if you would like it painted.
- Defender has begun replacing the fire sprinkler heads in Building One. Unfortunately it is taking longer than we thought due to the pipes being brittle and breaking. Each building will receive a One Call prior to the work beginning

in your unit. The lanais and any other sprinkler heads that must be added will be done after the entire association-wide head change out is completed.

- The directory is now available. If you have not yet done so you may stop by the office and pick one up.
- Just an FYI, you can use a cell phone at the gate for your guest to gain access. Some owners are/were under the impression they had to use a local phone at the gate.

Please welcome new owner:  
  
Steven Gartenberg has purchased Unit 111

**No Smoking in Pinestone at Palmer Ranch**

As of June 1, 2018, there will be no smoking allowed in the Common Areas of Pinestone. The Board of Directors passed this rule at the March 20, 2018 Board of Directors meeting due to the growing recognition of the dangers of second hand smoke. This ban includes the smoking of all tobacco products, Vapor products, marijuana or other substance which produces smoke.

Pinestone property is divided into the Units, Exclusive Common Areas and Common Areas. A Unit means a condominium unit. Smoking will be allowed in your unit.

Exclusive Common Areas means any portion of the Common Areas which are set aside for the exclusive use by the occupants of that Unit. Exclusive Common Areas are a unit’s lanai, the porch of a first floor unit, the entrance stairs of a second floor unit and the unit’s assigned parking. Smoking will be allowed in these areas by the unit’s owner(s) and guests.

All other Pinestone at Palmer Ranch property is part of the Common Areas. The Common Areas include, but are not limited to, the postal area and accompanying buildings, the club house, all recreational areas including the pool and spa, all roads and landscape. As of June 1, 2018, smoking will no longer be allowed in these, and any other Common Areas.

The Board appreciates your compliance with this new rule and encourages you to inform your guests, tenants and tradesmen of this new policy before June 1.

It is anticipated that owners will vote on declaring No Smoking in the Exclusive Common Areas and Units, as separate votes, at the January 2019 Membership Meeting.

Rob Hoerner, Chairman  
Documents and Rules Committee  
Gary Engelgau, Board Liaison  
Documents and Regulations Committee  
January 22, 2018

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

It's almost time to close the book on another successful winter season here at Pinestone. Our seasonal residents will be heading north and our year-round residents can look forward to less traffic and congestion on the roads and in the restaurants...maybe! From what I hear, our little corner of paradise has been discovered by more and more people and it's a busy place year round. When you see all the construction going on around us I can see what they mean.

Last week I was able to catch only a portion of the "Coffee with Debbie" because of a doctor's appointment and was very impressed by how informative it was and disappointed at how few people there were in attendance. If you have a chance when the next one comes around check it out and you might be pleasantly surprised.

This past year has been a challenge for me having the broken wrist and two knee surgeries but it has made me realize how lucky I am. Recently I found myself going through some old photos and issues of the Patter and I was flooded with nostalgia. I treasure the memories of good times with old friends and those who have passed away. It reminds me to make the most of the times we have here with our Pinestone friends. We are so lucky to live in a place like Pinestone where friendliness is the byword every day.

Last, but certainly not least, I want to thank all of the people who contribute to the Patter to make my job a lot easier. Our presidents this year, Darrell Salyers and Sandy Keir give the Board's eye view of what is going on at Pinestone. Debbie does an excellent job giving us an overview and keeping us informed about what is going on. Committee reports from Gary Engelgau, Ed Green, Linda Dowson, Donna Adams and Hélène Fee let us know what they're working on. And of course, Bill Muzzillo, who writes wonderful articles about the classic movies that makes you want to want to see them even though you may have seen them 5 times before. Thanks to Sue Hosler who makes sure I have the information about the Brown Bag Concerts, Ed Wambold who shares his words of wisdom and all the other people who have contributed to make the Patter a good source of information for everyone. So thank you, thank you, thank you to all of you who help me put out a product that can inform, reflect and keep tabs on what is going on here at Pinestone.

### **FACILITIES COMMITTEE REPORT**

The members of the Facilities Committee have been busy on their various projects to help our community look, feel and operate better. We're preparing detailed recommendations and priorities for the next Board Workshop so the Board can choose which projects they want to have completed in 2019 so they can get them into next year's budget. Of course without the generous volunteers of the Facilities Committee, none of

this work would be possible. THANK YOU ALL!!

As you may have heard, given the extra time to deal with the bike racks as a result of the delayed paving project, we have created a "Bike Rack Subcommittee" to fully investigate the problem and possible solutions so that a complete recommendation can be presented to the Community and Board.

Lastly, as folks start to think about summer picnics and time up North, here's a quick reminder to take a look at the CLOSING CHECKLIST on the Owners' Page of the Pinestone website for helpful hints about preparing your condo for the months ahead. Following the suggestions contained therein will help provide for a worry-free absence from Florida.

Ed Green, Chairman  
Facilities Committee

### **BIKE RACK TOWN HALL MEETING**

On March 22nd about 20 people attended a Town Hall Meeting about bike racks. It was agreed the biggest problem is getting bikes in poor condition out of the bike racks.

The proposal for new stickers and inspections starting in January 2019 was universally agreed to as a long term solution. There were many requests on what we could do before then. A "one call" was suggested asking for owners of the 18 bikes in our racks in poor condition to remove them.

It was also suggested that as many bikes as possible be moved into the owners condos before the summer and hurricane season when they could possibly be dangerous missiles.

Establishing a "central" site at the rear of the basketball court was also well received. This is also where bikes would be stored while the repaving is done, probably in the summer of 2019.

Bike Rack Sub-committee/Facilities Committee

### **ATTENTION BIKE OWNERS**

In our continuing effort to maintain and improve the appearance of Pinestone and prepare for next year's re-paving, we are asking you to help us clean up the bike racks.

If you have a bike in one of the bike racks, please call the office (941-925-1813) with your Pinestone bike registration number (green sticker) or a description of your bike. If your bike should be discarded, let the office know and we will discard it for you.

The Board has decided that any bike not claimed by April 20 which Pinestone has determined to be in disrepair or unsightly, including covers, will be discarded at that time.

In addition, we strongly recommend and suggest that you move your bike indoors if you are leaving Pinestone for three months or more.

Thank you for your cooperation and help.

### **PLANT AND BEAUTIFICATION COMMITTEE**

The Committee would like to thank all ground floor owners and residents for their efforts in cleaning their patios. This year there were fewer infringements than last year. There will be another inspection at the end of March after the 30 days notice. The Board will be notified of any non compliance and patios will be cleaned and owners billed.

Arborcola has been planted at the front of Buildings 17, 18 and 19.

Trailing Bougainville of various colours, and Areca Palms have been planted in the hedge to the rear of Buildings 11, 12 and 13.

The Facilities Committee are researching a special project to clear the gully to the rear of Building 13. This will involve the removal of several trees. When the work is completed the Plant Committee will propose to the Board that replacement trees

and shrubs are planted to restore privacy to the residents.

Two palmetto beds at the rear of Buildings 5 and 6 have been stump ground and new sod planted. All the stumps left after the removal of dead Foxtails have been ground. New palm trees will be planted and replacement Arborcola around the new Palms.

It is the best time of year to hard trim the Hibiscus thus encouraging new growth in the spring and summer. The standard Hibiscus and the shrub Hibiscus around the swimming pool have been trimmed.

The Facilities and Plant and Beautification Committees are working closely together to present to the Board plans to improve the lighting and landscaping of the two Pinestone sign walls and beds at the entrance to Pinestone.

Next meeting will be on Friday, November 9th 2018 at 10:00 a.m. in the Card Room.

Linda Dowson

### **SOCIAL COMMITTEE**

Although the activities and parties are coming to an end, we still have some events scheduled for April. Bridge will continue the evening of April 11<sup>th</sup> and April 25<sup>th</sup>. Bingo will be held on April 4<sup>th</sup> and April 18<sup>th</sup>. Lunch Bunch will be at the Salt Water Café in Nokomis on April 10<sup>th</sup> at 12 noon. Sign up sheet will be in the Library.

Your Social Committee has been busy planning for the upcoming season. The awesome breakfast is scheduled for November 10<sup>th</sup> and the Holiday Party has been set for Saturday, December 8<sup>th</sup>. The Welcome Back party is scheduled for January 12<sup>th</sup> with a “beach theme” and February 23<sup>rd</sup> we will have a party with a “western theme”. Keep checking the Patter for updated information.

It is with great sadness that we lost our Sunshine Lady, Pat Sacks. Liz Collister has graciously volunteered to take over that position. You can [contact her @ 941-925-0579](mailto:941-925-0579) or [bubbalizzy@aol.com](mailto:bubbalizzy@aol.com) Please let her know if any of our Pinestone neighbors need a card of well wishes, get well, etc.

A HUGE thank you to all of you that have supported the Social Committee with chairing events, hosting the Friday night socials, scheduling the movie nights, organizing bridge, poker and the ever popular bingo. Without you there would be no social. A special thank you also to Diane Price for keeping our library up to date and Terri Kathman for her wonderful editions of our Patter.

Wishing you a healthy and fun summer.

Donna Adams and Hélène Fee  
Pinestone Social Committee Co-Chairs

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

### **LUNCH BUNCH**

This month's Lunch Bunch will be held at  
Saltwater Cafe  
1071 N. Tamiami Trail, Nokomis  
at 12 noon  
*Sign up sheet will be posted in the Library*

### **DON'T FORGET!**

#### **BINGO ON THE 1st and 3rd WEDNESDAYS**

It is always a good time with entertaining number caller, Ken Angotti, at the helm. You might even win some money! Join them on:



April 4th and 18th

## **Bridge Anyone?**

Bridge is scheduled to be played in the card room at the Clubhouse on April 11th & 25th at 6:30 pm. All level players are welcome.



There is a sign-up sheet in the library. If you are unable to play on a scheduled night, please notify me at [rrung@sbcglobal.net](mailto:rrung@sbcglobal.net) or by calling me at (203) 577-8703.

## **Pinestone Book Group**

The Pinestone Book Group met on March 22, 2018 and discussed The Alice Network by Kate Quinn. This was a historical novel that combined fictional and real characters who were involved in the female spy ring that was active in Europe during World Wars I and II. Few of us knew much about this topic prior to reading this exciting story.

The next meeting will be on April 12 at 10:30 AM when we will talk about Coming Clean by Kimberly Ray Miller. Members will have to obtain this book as a book bag for this title is not available.

The group also recommends reading over the summer: Suncoast Empire: Bertha Honore Palmer, Her Family, and the Rise of Sarasota, 1910-1982 by Frank Cassell.

We meet in the game room of the club house and new members are always welcome. If you have questions about the group, call Nancy Alger at 617-771-0440.

### **SUNSHINE LADY INFORMATION**



We would like to introduce our new Sunshine Lady, Liz Collister. She will be the one who will send cards to those Pinestone residents who are ill, hospitalized, have a special anniversary (25<sup>th</sup>, 50<sup>th</sup>), or to the family of those who have passed away. Just contact Liz at 941-925-0579 or [bubbalizzy@aol.com](mailto:bubbalizzy@aol.com) if you know someone who could use a little sunshine.

## **Directory Corrections**

Please make the following corrections to your copy of the new directory:

**Kathman, Dave & Terri**  
email- [davekathman.dk@gmail.com](mailto:davekathman.dk@gmail.com)

**Packee, Bob & Joanne**  
email- [bojopack@netscape.com](mailto:bojopack@netscape.com)

*If there are any corrections that need to be done to your directory entry please email me at [tmkathman1@gmail.com](mailto:tmkathman1@gmail.com) and I will put the corrections in the next issue of the Patter.*

### **ELECTRIC GRILL UPDATE**

**In the article in last month's Patter about Barbecue Grills, it said Electric grills could be used on the lanai. Shortly after we did a one-call saying they could not be used based on the information we had at the time. After talking with the Fire Department Debbie was informed that Electric grills can be used if they are UL rated, are no larger than 200 square inches and have no open flame.**

### **CROSSWALK ON MCINTOSH**

We were very fortunate to get the crosswalk across McIntosh at our entrance to make it safer for pedestrians crossing the street. It has come to our attention that vehicles leaving Pinestone don't always respect the pedestrian crossing. Please remember, the pedestrian has the right of way.

### **Chuckles for the Month**

"Believe me," the salesman said to the lady, "it will pay for itself in no time."

"Good," the woman replied. "When it does, send it to me."

\*\*\*\*\*

A fine is a tax for doing bad. A tax is a fine for doing well.

## Odds N'Ends:

Vehicles left in Pinestone have to be in good appearance, inflated tires and able to be moved. Should have current license and insurance also. Otherwise the vehicle should not be in Pinestone.

Travel Tip for I-24 N/W Nashville Bypass: At Nashville, use 155 Briley Pkwy on east side. Or North of Murfreesboro, use 840 W to I 40 W to 46 N to Dickson. Then 48 N to 13 N to Clarksville and back to I-24 N/W.

Ed Wambold

### 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

The next Patter will be published in June. The deadline for that issue will be May 25th. Information can be sent to Terri Kathman at (tmkathman1@gmail.com)

## Massage Therapist

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(companion care, meal prep, cleaning, errands, transportation, organizing/decluttering)

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**Call Mary Ann Tillman**

**814.881.5682**

**matillman52@aol.com**



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**Success Story featuring Robert Agnello**

*“Thank you! Having Robert Agnello as our agent made selling very easy. His presentation was excellent and included a booklet about himself and Michael Saunders Company. He kept us informed as to what he was doing and contacted us often with reminders. He even appeared at our final signing, which was not a requirement. Very professional.”*

*Jim and Carol McDowell*

*Your 2017 Pinestone Real Estate Update*

**18 Sales - Average Sale Price: \$202,194**

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

**ROBERT REPORTS**

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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.



