

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**February 20, 2024**

**Call meeting to order:** The meeting was called to order at 6:00 PM by Dan Pittaro, manager of Pinestone at Palmer Ranch.

**Proper meeting notice:** The meeting was properly noticed in accordance with Pinestone at Palmer Ranch bylaws and Florida Statutes.

**Determination of Quorum:** It was determined there was a quorum. In attendance were board members Rick Pluese, Marty Port, Brian Fagan, Frank Renda, Pete Sprague and Tony Fischetti. Rocco Longo was absent.

**Approval of Board Meeting Minutes:** 2024 Budget Meeting: November 21, 2023. There were no changes or comments. Motion to approve was made by Marty Port and second by Brian Fagan. The motion was unanimously approved.

**Treasurer's Financial Report:** Treasurer Pete Sprague said we have one million and fifteen thousand dollars in our reserve account. There also is approximately ten thousand dollars in accumulated interest, bringing the total to one million and twenty-five thousand, bringing the balance back to the level before having to pay the insurance premium. Almost all of the special assessment has been collected, less those that are making payments. Pete said he got his homeowners insurance quote for the coming year, and it actually went down \$10!

**Committee Reports:** Secretary Marty Port commended the Social Committee for the 70's party and said everyone was talking about it. He said the welcome back party was also a great success. The Facilities Committee submitted their report, and the board is looking into two items in particular. They recommended changing the porch lights in buildings one and six. We are getting estimates to possibly replace all the porch lights, not just in the two buildings. They are all in a state of disrepair. The committee also said some walkways into units are in need of maintenance. We have no control over the cable boxes at the end of the buildings, nor do we have control over the FPL transformer boxes. They also suggested painting the lampposts throughout the neighborhood. Marty said we could use some volunteers to do this, since our maintenance men have their hands full with ongoing work.

**Managers' Report:** Dan said he is going to combine his manager's report with updates on old business.

- Salt level in pool. We drained a foot of water then refilled it with fresh water. Some people have already said the water was better. We're cleaning filters tomorrow then more water will be added.
- Dan asked to please leave walkways open when parking on unreserved spaces. If your carport space fronts a unit walkway, don't pull all the way into the spot. Please leave some room at the front of your car. If you or a guest is parking in a guest space in front of a walkway, move over a space or two. It is not in the rules and will not be added to the rules, because doing so would require spending several thousands of dollars to amend the county site plan. But please be considerate of your neighbors.
- As a reminder, documents needed to renew homeowners' insurance or to complete a refinance: i.e. fire inspections, insurance certificate, and wind mitigation reports are all on the Pinestone website, under Community Information/Forms and Applications. Password is not required.
- Reminder that all overnight guests should be registered with the office. This includes immediate family and includes those who do not have a car. If your guests are parking a car overnight, they must come in to get a parking registration form.
- NOTHING should be left outside of the compactor in the trash area. Books should be left in the library.
- Do not feed any animals, birds, or alligators. Feeding the birds along the lake could actually draw alligators onto the bank. Bird feeders are not allowed since they attract rodents.
- Marty said there are increased incidents of people not cleaning up after their dogs. We have three dog waste stations with bags to use to pick up the dog poop. Please utilize these stations. If you see someone who is not picking up after their dogs, please report it to the office.

### **Old Business**

- The new call box is on order and we are waiting for the order to be fulfilled. It has been on order for two to three weeks. The new NVR recorder is in place, and most of the old cameras have been replaced. The recording quality and video quality are infinitely better.
- Majors Electric successfully replaced the electric service on building 4. Building 3 is next on the list. We are waiting for the permit from FPL.
- Piper Fire completed the interior portion of the fire sprinkler annual inspection, except for 6 units that they were unable to access. They will be back to complete the exterior portion of the inspection shortly.

### **New Business:**

- Dan said we are going to purge the bike corral very soon. He said he is looking for an outlet to donate the bikes to be removed. The corral is overcrowded, and we need to make room. For the past year he has restricted new bikes to second floor units. One idea that is being discussed is to require those people that are here for only three months to store their bikes in the unit during the summer.

- Dan said he added an item to the agenda that he just found about yesterday. He got a call from Jim at Siesta Key Décor yesterday morning and was told they plan on starting the building painting April 1<sup>st</sup>. The buildings getting painted in 2024 are buildings 1, 5, 6, 9, 19 and 25. The project will take 10 to 12 weeks to complete. Painting individual lanais will be between owner and SKD and will not be done until all 6 buildings are completed. Must be same color as the building color unless you removed the inside slider. The cost is \$545 per unit.
- Board president Rick Pluese gave a landscaping update. He said if you put landscaping behind your unit, it is your responsibility to maintain it. He said the association will maintain the viburnum bushes behind the units, and in the future, we will be able to handle major trimming. There was a question why the back of building 15 was cleared. He said we trim the philodendron once or twice a year. If it isn't done, you will not be able to walk behind the building. In two to three weeks, it will begin growing back and filling in, and MacIntosh Road will be invisible again.

**Open Forum:**

- Someone in the audience said some people are afraid to take their bikes in for the summer because they are afraid to lose their spot in the corral. Rick said no one has an assigned spot in the corral. Someone said there was a man who took a lot of old bikes the last time there was a purge, but that was many years ago. Dan said the corral was built approximately three years ago. Dan said Goodwill can be difficult to deal with, that they are very particular with what they take.

**Meeting adjourned:** The motion to adjourn was made by Marty Port and second by Tony Fischetti and was passed unanimously. The meeting was adjourned at approximately 6:39 PM.