

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**March 19, 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, Rocco Longo, Marty Port, Brian Fagan, Frank Renda, Pete Sprague and Tony Fischetti.

**Approval of Board Meeting Minutes:** Dan said there is one correction to the posted agenda. He said he failed to take out the word Budget on the agenda. Being approved are the minutes from the regular meeting of February 20, 2024. There were no changes or comments. Motion to approve was made by Rick Pluese and second by Brian Fagan. The motion was unanimously approved.

**Treasurer's Financial Report:** Treasurer Pete Sprague said we have one million and eighteen thousand dollars in our reserve account, up over two to three thousand dollars. There is still approximately ten thousand dollars in accumulated interest, bringing the total to one million and twenty-eight thousand total. We just renewed a CD for six months and will get 5.25% interest. As long as we are getting good rates, we will continue to renew for three to six months. There is no reason to extend for a year. We like to stair step the renewals in case we have an emergency need for cash. We would not want to cash in a CD early and take a loss.

**Committee Reports:** Secretary Marty Port said he received a report from the Facilities Committee, and several things were of interest. Some unit numbers are covered by hedges, and they have been cut back. Some of the rear security lights are being operated without LED bulbs, and that is being addressed. We are still addressing the loose pool pavers. And we are still looking for volunteers to paint the lampposts. That was the only committee meeting report he received.

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

- The board was sad to accept the resignation of Francis Renda as a board director. He has worked with Frank since joining Pinestone, and we all owe him a debt of gratitude for his many hours of service to the community. He

asked the audience to give him a round of applause as thanks, and he thanked his wife Lillian as well.

- Upon receiving Frank's letter of resignation, discussions were held with Joseph Tabbitt, who with his wife Mary, lives in building 16. Joe is a retired electrician, and he recently became a year-round Pinestone resident. Joe said he would be willing to accept a board seat if approved. A motion to nominate Joseph to the board was made by Rick and second by Marty. The motion was approved unanimously.

## **Old Business**

- As most people know by now, someone slipped and fell at the spa several weeks ago. The matter was immediately reported to our insurance carrier. The spa was then closed at the insistence of both our insurance company as well as the injured party's attorney. Dan said he has worked diligently to get permission to reopen the spa. When we get permission to reopen, the intention is to level the transition similar to the other two areas.
- Dan advised that the front gate has been scheduled to remain open from Monday to Friday from 8:00 am until 10:00 am and from 4:00 pm until 6:00 pm. These are the high traffic times, and hoping the openings reduce the backups during these times.
- There was a multi-car backup two weeks ago that was caused by two cars attempting to tailgate behind a transponder gate opening. The third car attempted to make it through the gate and caused the lift mechanism to jam. It would have cleared itself had there not been a long line waiting to get through. Most of the backups at the call box have been due to user error. The instructions are posted on a large sign right next to the call box, but no one seems to follow the directions. A printed instruction sheet is still available on the back wall of the library. I am offering to hold an instruction class this Thursday the 21st at 11:30 in the clubhouse.
- We are going to proceed with purging the bike corral, but we need your cooperation. There are too many bikes for us to try and identify the owners on our own. It will soon be announced that all bike owners currently on the property will be required to remove their bike from the corral. If you are not on the property you will need to send me an email describing your bike or bikes. We will then do our best to identify the remaining bikes. We don't want to remove anyone's bike that since has a residence here, but we will not be responsible if you fail to cooperate. And be aware that at owners that are not here during the offseason will be required to store their bikes in their unit. Remember, there are NO reserved spaces in the corral.
- The 2024 version of the resident directory will be going to print by the end of the week. If you are listed in the 2023 directory with just your name and unit number, it is because you did not submit an owner information sheet over the past three years. The importance is that one of the questions on the form is giving the association permission to publish your email and phone number. Contact me immediately if you want more of your information included. Julie Wallace, the editor of the directory, said that some owners have opted out of including their contact information. Also, if an owner never submitted an

owner information sheet, then again only their name and unit number will appear.

- Dan mentioned that a drone recently took pictures of the neighborhood, and they came out great. Dan posted the pictures on the website, and Rick is posting them to the Facebook page.
- A dog walk & watch is a crime awareness program sponsored by Sarasota County Police Department that enlists and encourages dog walkers to assist SPD as extra eyes and ears in crime prevention. If anyone is interested in participating, they should contact Dan. He will then schedule a meeting with those who run the program.
- Adrian advised Rick and me that he is moving back with family by the end of the month. He made the decision; he was not fired. Yoandris Gonzalez, who filled in for Yon while he was in Cuba, has been retained to take Adrian's place. Yoan's English is limited, but he is a hard worker and has done a great job so far. Adrian's personality will be especially missed.

### **New Business:**

- Siesta Key Décor plans 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. The building colors will remain the same. Siesta Key Décor has done the building painting the past two rotations, and their contract price was very competitive with the other bidders. Painting individual lanais will be between the owners and SKD and will not be done until all 6 buildings are completed. The lanai must be same color as the building color unless you removed the inside slider and the inside is an extension of your living space. The cost is \$545 per unit.
- There has been talk that the board is considering changing the color of the front doors. The Pinestone board has been trying to update and modernize the look around the neighborhood. The pool furniture, conversation pits, and tennis courts are all in blue. If the board approves the color change, the door to the trash compactor will be painted in the color. When there are 310 owners there will always be someone who says they like the old color better, and there will always be someone who says why do we have to change anything. Both the board and many owners are trying to stay with the times and move forward in order to maximize your investment and improve the community lifestyle. If approved, all of the buildings will be done this summer. After the six buildings are completed, the remaining doors will be painted to match. There will be no increase in cost to do the painting. While there will be a cost to cover the contractor's paint and labor, the cost will be deducted from the five-year painting contract.
- A motion was made by Rick Pluese and second by Marty Port to change the door color to blue. The motion was unanimously approved.

### **Open Forum:**

- An owner asked why the swatch was not put up before the motion. Dan said the swatch will be put up in the library if the motion is approved. He said the

door to the compactor area will be painted in the color so everyone can see it.

- Someone said if the doors will be painted in the summer, many people will not be here, and the doors will need to be open for the paint to dry. Dan said that is not true. They paint the doors with the doors closed.
- Dan said whenever keys are needed for fire inspections, there is always one of our workers with the contractor.
- An owner said he welcomes a new, fresh color to the doors. However, he said you can see the layers of paint on the door. He asked if the doors will be sanded down before they are painted. Dan said they will be sanded first.
- Marty said there was a question from Zoom that asked what you are supposed to do if someone tailgates you through the gate. He said you should proceed slowly through the gate so hopefully the gate comes down before they get through. However, if it looks like they are going to hit you, by all means continue through. Dan said many times he has seen that the person tailgating is a resident who is too impatient to use their own device to open the gate. Not all the tailgaters are visitors.
- Someone asked what is done to tailgaters. Dan said nothing. There are too many things to address to chase after them. And occasionally they pay the price when the gate hits their car.
- Someone said we need a landscaper and complained that the hedges are being chopped. Rick disagreed and said he thought the hedges look great. Another owner complained about the lack of grass behind building 4. Rick said they have planted grass, seed, and St. Augustine, but nothing grows back there. They put topsoil and seeded it but it still wouldn't grow. The only thing that grows back there are shade plants.
- Someone asked if it would be possible to transfer the primary liability of guests coming on the property to the unit owners they are visiting. Dan said the ultimate outcome of what he was proposing is to deny guests, which is not the nature of the neighborhood.
- Someone asked if the pool paver company is being held responsible for the accident at the spa. She said they should be coming back to repair the loose pavers, since it is less than a year since they were installed. Rick said our men installed the ramp, not the paver contractor. He also said the contractor is not going to come back to secure the pavers without charging for it. The question was asked if Pinestone got a permit for the work, and if the county inspector examined it. Dan said a permit was not required since it was maintenance on the deck. And he said when the inspector comes out, she only tests the water for the chemical readings.
- The question was asked if the ramp was built to code. Dan said he is not a builder and is not qualified to answer the question. Marty said the ramp was built to prevent people from tripping on the step and was coated with epoxy with a component to prevent slippage right away. A second coat of epoxy with anti-slip materials was later added.

**Meeting adjourned:** The motion to adjourn was made by Rick Pluese and second by Pete Sprague and was passed unanimously. The meeting was adjourned at 7:01 PM.