

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**April 16, 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, Pete Sprague, Tony Fischetti and Joe Tabbitt, who was attending his first meeting as a board member.

**Approval of Board Meeting Minutes:** Minutes for the Board Meeting of March 19, 2024 was discussed. There were no corrections or changes needed. Motion to approve as presented was made by Marty Port and second by Rick Pluese. The motion was unanimously approved.

**Treasurer's Financial Report:** Treasurer Pete Sprague said we have one CD that rolled over in April for \$50,000 that was extended for six months at 5.2% interest. Nothing is coming due in May. In June we have two \$50,000 CD's that will likely be combined into a \$100,000 CD. He said interest rates are not coming down. Currently there is \$1,021,000 in reserve and \$11,200 in accrued interest.

**Committee Reports:** Secretary Marty Port said he received two committee reports this month. The Social Committee posts their report in the Patter so there is no need to discuss it here. The Facilities Committee submitted their recommendations. Marty said most of the recommendations have already been addressed. The others will be reviewed by the Board.

**Managers' Report:** Dan said he was going to minimize his manager's report because most of what he would have to say has been said at past board meetings since he started at Pinestone. He said all documents needed for insurance renewals or refinance can be uploaded from the pinestone.org website. Go to Community Information, then Forms and Applications. He said he recently uploaded the 2024 Fire Sprinkler Inspection letter. He reminded everyone that you must submit a Guest Registration form for all visitors. He recommended that those leaving for the summer should send him an email with their correct forwarding

address, especially those who have not signed up for the Progressive Management Owner Portal. If you have signed up for the portal you can self-manage your mailing address. Shy of that, he said he needs the change of address in writing through your email. Other than that everything else is pretty much the same, so he is going to go right into old business to update everyone on items that have been on the agenda the past month or two.

## **Old Business**

- Dan said a lot of time has been spent working on the bike corral since the last meeting. The bikes that have been chosen to be removed are going to be placed in bulk trash because they are junk and not worthy of being donated. About a dozen bikes were chosen for removal, two of which don't even have seats. Ironically, he said since the removal date had been announced almost half the selected bikes were gone. So apparently people were listening. The main reason for the exercise was to make room for all the residents who do have bikes in the corral. He felt it was a success in that regard. It is still going to be crowded even after expanding it once already. We don't have room to make it any bigger. Dan said anyone who removed their bike at his request can move them back in after tomorrow. A question was asked if it was possible to retain some bikes to make available for people coming to the neighborhood. Dan said no, because that would be one more thing that needs to be managed. Plus there are so many people in the neighborhood that have bikes to ride. And he reminded that the first objective was to make more room in the corral, and not to redistribute the unclaimed bikes.
- **Update on the spa.** Dan sent out a message that the spa was fully operational and open for business. He said there was an issue with the water temperature being too low. It was determined that the cause was that the autofill was set too high, and that there was too much water in the spa. This has been corrected. The entrance to the spa has been leveled, and we have secured the few loose pavers.
- **Update on the front gate and call box.** CIA was called when the headlamp transponder reader stopped working. They determined that there is a short in the wiring, and new wires need to be run. A boring contractor came out and the underground mark out was done. Afterwards Yon adjusted the angle of the reader and somehow it started to work. Dan tested his gate entry code and that worked. He then called Rick and tested the phone call option, and that also worked. The fob reader, however, did not work. Dan said there was a big lightning strike the previous Friday, which blew out the irrigation system main controller. So that may have affected the fob reader as well. One resident asked if she was the only one who is having trouble

getting people through the front gate. Dan said definitely not. That is why he held an orientation meeting after the last board meeting, which drew about 15 people. He again said that most of the issues are caused by user error, by not entering the information correctly. He said anyone having difficulty getting someone in should come see him so he can explain the process. He said most errors occur when people enter numbers in the wrong spot. And he reminded that your unit number will not open the gate. It is used to facilitate a phone call from the call box to your designated number so you can open the gate for your visitor by pressing the #9 key on your phone.

- **Update on cameras.** Dan said more cameras were installed today. Cameras were added to monitor the tennis courts, bike corral, Players Place/Glenrose intersection, and the clubhouse.

### **New Business:**

- Siesta Key Décor will now start the building painting the first Monday in May. 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. Three contractors submitted bids for the painting contract. Siesta Key had the most competitive price and was the only contractor who fixed the price for five years without any escalation. Siesta Key Décor has painted the buildings the past two rotations, meaning they have been the only contractor to paint the buildings in the past fifteen years. 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. Dan said in the past the only thing that was painted out front was the round handrails. This time the horizontal railings will also be painted, since it appears they have never been painted before. They will also be painting the decks and stairs.
- Dan said he was advised by Jim, the owner of Siesta Key Décor, that the doors will not need to be opened to paint them. They will remove the exterior trim then paint the doors in place. Afterwards the trim will be reinstalled. Someone asked why the doors have to be painted at all. Dan said because they have not been painted in seven years, and simply they are a part of the building. If the doors are not painted, they will rust. He suggested looking at building 21 for an example of how they will rust. A motion was approved at the last board meeting to slightly change the color of the doors, which was fully within their powers based on the Pinestone Declaration of Covenants, Article 15 (e). Someone asked how much it was going to cost to paint the doors. Dan said zero. After the six buildings are painted, the other twenty

buildings will have their doors painted to match. There will be a cost for the labor and materials, but the cost will be a credit against the contract price of painting the buildings in the future years. Therefore, there is zero added expense. The 2024 painting budget for each building has been adjusted for the current contract price.

- The chosen paint color for the doors was painted on the trash compactor door. Comments have been generally favorable. An owner said he was not at the last board meeting and was unaware of the discussion. He asked what the vote was to change the color. Dan said the vote was 7-0, reminding the owner that it was a board decision that did not require a full owner vote.

### **Open Forum:**

- An owner said that there was a lot of growth above his front door. Dan said that as announced at every meeting, only neighborhood issues are to be discussed at board meetings. Residents need to come to the office if they need to discuss a personal issue. He did say he would have the issue addressed quickly.
- A resident said he didn't get an opportunity to vote on the doors. President Rick said no one voted on replacing the pool chairs; no one voted on the pool pavers or the shuffleboard court or the tennis courts. That is what boards do, to accomplish things that will make the neighborhood better. He added that if the general population hates the new color, it will be changed.
- Someone asked if power washing the front entrances will be done. Dan said it is a part of the work. The patios were washed this past spring. If anyone thinks their entry needs attention, Dan said to get in touch with him. She also said the sprinklers on her building don't seem to be working. Rick said we discussed earlier that a lightning strike may have fried a couple of clocks. Our irrigation contractor is coming out tomorrow to check the system.
- Someone addressed the height of the grass adjacent to Crocker Lake. Rick said that we are following the mandated guidelines and are in compliance.

**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 6:48 PM.