

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
May 21, 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, Pete Sprague, and Joe Tabbit. Rocco Longo and Tony Fischetti were absent.

Approval of Board Meeting Minutes: Minutes for the Board Meeting of April 16, 2024 were discussed. There were no corrections or changes needed. Motion to approve as presented was made by Rick Pluese and second by Joe Tabbit. The motion was unanimously approved.

Treasurer's Financial Report: Treasurer Pete Sprague said we have \$1,022,800 on deposit in April, along with \$14,000 in accrued interest. Total reserves are \$1,036,800. 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. They will be extended for either six months or a year depending on the interest rates.

Committee Reports: Secretary Marty Port said he did not receive any committee reports, so he has nothing to report.

Managers' Report: Most of the snowbirds have gone home. Things have quieted down, but we are busy with projects. Yon and Yoandris are widening the sidewalk in front of the tennis courts. After that is completed, they are going to cut out the asphalt in front of #1311 that has created trip hazards by being pushed up by the tree roots. They are going to fill the area with concrete, then coat the area with black tar. The two men are multi-talented and are saving the community thousands of dollars in maintenance costs.

As a reminder, if you are leaving for the summer, be sure to download my condo closing checklist. You can download it from the Pinestone website. Go to Community Information, then Forms and Applications.

I still have plenty of the 2024 Resident Directory in the office. Stop by and get your copy. Thanks to Julie Wallace.

The Cinco de Maya Pool Party was a rousing success. Many thanks to Betty Lorenzo for an amazing job preparing all the food and treats. 70 people attended the party.

As I announced on Friday, two cars were reported missing from the property recently. The first was an SUV parked in front of building 3. The car was found two days later by police in Bradenton. The rear window was smashed, but no other damage was reported. The second car was taken in front of building 5. The car was unlocked. Police found this car yesterday, also in Bradenton. So far, no damage has been reported to this car. Once again, always keep your car locked at night. Be vigilant at all times. If you hear any unusual noise or disturbance during the night, call 911 immediately. The best defense for the neighborhood is to have the police show up and hopefully stop any incident.

Two meetings ago I discussed the possibility of organizing a neighborhood watch program. This would be done through the Community Service Officer at the Sarasota County Sheriff's Office. This would be an excellent deterrent if implemented. Only one person said they were interested. Again, if anyone is interested, they should contact me. Betty Lorenzo said there was a neighborhood watch in the beginning that lasted for ten years. She said nothing happened. Dan said that means it worked. The Sheriff's Department would set it up. And it might help get more patrols through the neighborhood.

A question was asked if there were any reports of cars stolen in other neighborhoods. Dan explained that he did not report the thefts to the police. The two owners had to call the police to give them their personal information as well as information on the missing cars. Dan said he called the police to ask if any other reports were on file. The dispatcher looked it up and said she did not see any other incidents. Mike Collison asked if the gate was functioning at the time. Dan said it is irrelevant, since the gate automatically opens in the exit lane.

Old Business

- No old business to report.

New Business:

- **Front Gate and Call Box:** The front gate has been working well since we had CIA come out to do some wiring on the call box. Rick, Marty, Joe and Dan did some troubleshooting at the call box and discovered there was a short in the wiring. Once CIA repaired the short the gate has been working fine. After some discussion it was decided to keep the gate open from 8-10 am and from 4-6 pm, since this is the highest traffic periods. It is intended to reduce backups at the entrance. If there is a problem at the entrance typically one of two things has occurred. One is the visitor is not following the instructions at the call box. The other issue could be the RFID on the car is too blistered from the sun and is no longer opening the gate. The rule of thumb is that if you cannot read the identification number on the transponder, it is time to replace it. As a reminder, the transponders do not last forever, and they are not guaranteed for life. If you need to have yours replaced, come to the office and see Dan.
- We will soon have a contractor do some boring between the call box and the gate opener. We are running new wires through the conduit in case we ever develop a short in the underground wires. Because of the dense Royal Palm tree roots, there would be no way to service the wiring if there ever was a problem. The project is to ensure continuous service.
- Getting back to the gate operation at the time of the cars reported missing, Dan said the gates were down and operating properly. But there is no way to stop people from walking onto the property. Dan said when he first started at Pinestone, there was a problem with neighboring kids coming onto the property at night and playing basketball. But that hasn't occurred in a long time. He explained the exit gate opens automatically and does not create an activity report on the MyQ app. We have two cameras on the exit gate, but they are both license plate readers and do not pick up an facial image of the driver. The best defense is always to just keep your eyes open and if you see anything questionable, call the police.
- A resident asked why the gate is left up in the morning and afternoon. Dan said the reason the gate is left up from 8-10 am and 4-6 pm is that these were the times of highest traffic into the property. It is intended to reduce backups with visitors and contractors. The resident said if the gate was down, people would have to enter slowly, which Dan agreed with. However, Dan said the majority of the backups are caused by contractors and delivery people not knowing what to do. They stare at the call box and either enter the directory code wrong or do nothing at all. And he said people would be surprised at how many people who live here do not know how to get their visitors through the gate.

- **Painting Update:** Siesta Key Décor completed the painting of building 1 except for the stairs and decks. They did an amazing job pressure washing the building, which by itself made the buildings look new. The finished product looks amazing. They are nearing completion of building 5, then will be moving to buildings 6, 9, 19 and 25 to complete this year's rotation.
- The new door color was used on building 1, and the opinions are universally favorable. Dan sent pictures of the newly painted doors to Julie Wallace and Renee Fagan for inclusion in the Patter and Facebook page.
- The form to request the painting of your lanai is now printed and left in the library. It is also available to download from the Pinestone.org website. Got to Community Information, then Forms and Applications. Remember, you must contract directly with SKD for the painting. The cost is \$545.
- There is one correction to the information I gave out last month. I was told by the SKD owner that the doors never need to be opened. The foreman said the doors need to be opened briefly to remove the door trim, which is then stored inside the units. After removing the trim, which takes about 5 minutes, the door is locked then painted. The next day the doors need to be opened briefly again to reinstall the door trim, which again takes a matter of minutes. Yon is the only one with the keys and is staying with them until all the doors are done. Pictures of the doors will be posted on our Facebook page in the next day or two.

Open Forum:

- Someone asked if the sidewalks and entries were going to be power washed this summer. Dan said power washing the walks that have some growth on them will be done during the summer as time allows. The patios were done in the winter.
- Hilde Herriage said there are issues with the sprinklers around building 24, and that the grass is dying at spots. Rick said the temperatures have been in the 90's with low humidity, and everything is drying up. We are limited to watering twice a week, and every zone is programmed accordingly. We just can't keep up. Rick said our irrigation contractor will check the spray on his next visit.
- The question was asked if an owner is permitted to paint their lanai on their own, and if so, will the contractor supply the paint. Dan said yes, owners can paint their own lanai, and no, the contractor will not supply the paint. Owners can purchase the paint by going to Florida Paints on Stickney Point Road and asking for the Pinestone mix. As a reminder,

if you are painting your lanai, it must be the same color as the exterior of the building unless you have removed your interior slider and have extended your interior living space.

Meeting adjourned: The motion to adjourn was made by Marty Port and second by Rick Pluese and was passed unanimously. The meeting was adjourned at 6:39 PM.