

September/October



From the President: Rick Pluese

Hurricane season has arrived here in Florida. As we sweat out each day's news of the development of a hurricane, I think back to 2022 and hurricane Ian. Damage to Pinestone was minimal, however we did experience loss of power in 5 buildings for five days. This should be an eye opener to all of us. What if all 26 buildings suffered loss of electrical power for a period of days. During the loss of power in the five buildings, the clubhouse played an important part for some of the residents in those buildings. We had residents camping out in the clubhouse, making coffee in the morning, keeping cool in the air conditioning, watching TV, working, using the clubhouse wi-fi, transferring food into the clubhouse refrigerator, charging cell phones, laptops and ipads. The clubhouse made life easier to survive the power outage.

This brings us, your Board members, to consider installing a generator that will be able to power the clubhouse. We have started our research of generators large enough to supply enough electricity to run the entire clubhouse.

From the President: Rick Pluese (continued)

Many years ago a natural gas line was installed here at Pinestone to heat the spa. The gas line is still active and serves as an option to run one of the heaters for the spa in the pool equipment corral. This is a perfect place to install a future generator which runs on natural gas. We have two companies that will visit Pinestone in the near future, to evaluate what we will need and give us a quote. Hopefully we will have more information for you in the next Patter or at one of our board meetings. This project is in the infancy stage. In the mean time, we hope and pray that hurricane season here in Florida will pass quickly with no hurricane land falls.

From the Editor: Julie Wallace

This year is flying by. I feel like we just left Pinestone, and yet, here we are preparing to return in a few weeks. Our summer has been great back in Ohio, hot like Florida - just not a beautiful Siesta Key Beach to enjoy.

I loved seeing so much activity continuing at Pinestone: bingo, card playing, happy hour, movie nights, themed events, etc. Thanks to Betty Lorenzo for coordinating and those of you who helped to make these happen.

I don't know if other communities are like Pinestone, but I for one like how we all love to stay active and do different things. Who says getting older can't be FUN !!?

See everybody soon.



President:	Rick Pluese
Vice President:	Rocco Longo
Secretary:	Marty Port
Treasurer:	Pete Sprague
Board Director:	Tony Fischetti
Board Director:	Brian Fagan
Board Director:	Joe Tabbitt

MANAGEMENT OFFICE – (941) 925-1813
Monday through Friday
8:30 am – 4:00 pm
Community Association Manager: Dan Pittaro
Maintenance: Yon Rodriguez and Eno Rodriguez

**FOR AFTER BUSINESS HOURS
EMERGENCIES ONLY
Dial: (941) 921-5393**

From the Manager: Dan Pittaro

The primary purpose of a board meeting is for the board of directors and the meeting moderator to advise and update members of recent past and future events that affect the community and its residents. The open forum time is intended for attendees to ask questions or make comments. The board of directors meeting held on September 17th devolved into utter chaos, which forced a premature adjournment. People both in the audience and especially on Zoom were interrupting people that were speaking, making disparaging and disrespectful comments. This was an embarrassment to the community and will not be tolerated. All those attending a board meeting, whether in person or on Zoom, are expected to act with dignity and courtesy in a polite and respectful manner. It is not a free-for-all where someone will be tolerated to be disruptive and insulting. Anyone conducting themselves in this manner in the future will be muted or asked to leave the meeting.

I would like to clarify some points on who is responsible for maintenance and repairs of the residential buildings in the community. As contained in each of the building's Declaration of Covenants paragraph 15 (b), maintenance and repair of all windows, doors and sliding glass doors is the sole responsibility of owners, both inside and outside of the building. This includes glass, framing, tracks, locks, hardware, and screens for all doors, windows and screens. The exception is the association paints the exterior of the front doors, which is covered under each building's painting reserve.

The declaration also states the air conditioning and heating system exclusively serving a specific unit is the responsibility of the unit owner, whether inside or outside of the unit, including the condensate drain lines.

Any porches, balconies, and lanais (excluding structural elements) are an owner's responsibility.

Within each unit, the owner is responsible for all of its improvements and contents. A homeowner's improvements insurance policy (HO6) is mandatory and must be maintained by all owners. Proof of insurance should be provided to the management office annually.



From the Manager: Dan Pittaro (continued)

In the event of water leakage within a unit, the association is responsible for removing and replacing any wet drywall, and making it paint ready, at the association's expense. The owner is responsible for the finish painting and adding any texture. If any maintenance is required on the exterior stucco surface, the association will contract for the repair work. The cost will be charged to the building's maintenance expense.

Both state statute and association governing documents state no owner may contract with a third party at the association's expense without prior written approval by the board of directors.

Pinestone has a service agreement with Wright Way Emergency Services in the event of any water penetration. They will provide priority emergency services and the cost would be at the expense of the owner.

I hope everyone had a great summer. We are looking forward to your return to our amazing community. Stay safe and enjoy!



John O'Flynn
Jim Schulz
Molly Stoloff



PATTER DEADLINE: the next Patter will be published at the end of October, our November issue. The **deadline** for that issue will be **Monday, October 21, 2024**. If you have something you would like to put into the Patter, please send it to Julie Wallace before the above deadline at jayayuu@gmail.com



Hello Pinestonians. I am excited to write the October Patter article because I can start telling you all about the fun activities and parties we are planning for the fall and winter.

I want to start by thanking Betty Lorenzo for doing the Pizza Party. Betty has been hosting most of the summer activities and deserves a special thank you. Thank you to Frank Renda for hosting Summer Bingo. Thank you to Rich Pluese for hosting Thursday Night Movies and Sunday and Monday Night Football.

October will be a busy month starting with:

- Friday, October 4th, Happy Hour at the clubhouse at 5:00 pm. Please bring what you would like to drink and bring a dish to share.
- Bingo on Wednesday, October 16th at 7:00 pm. \$10 charge to play all night.
- Sunday and Monday Night Football will continue through the season in the Movie Theatre
- Thursday Night Movies at 7:00 pm.
- The big event for October is the Western Chili Cook -Off on Saturday, October 19th. Voting is from 4:30 to 5:30pm with dinner to follow. Sign-up sheet will be posted in the library and the cost is \$10.

MARK YOUR CALENDARS

Awesome Breakfast, November 9th at 10:30 am
Holiday Party, December 14th at 5:30 pm
Friday Night Socials begin on January 3rd at 5:30 pm
Welcome Back Party, Theme "Aloha Pinestone" on Friday, January 24th
Super Bowl, Sunday February 9th
"Grease Party" Friday, February 21st
Pub Quiz, Friday, March 7th
Pinestone Has Talent Night, Friday, March 14th
Pool Party, Saturday, March 22nd

There will be more information to follow on all our parties and activities as we get closer to their dates. Please plan to dress (or not) "Aloha" for the Welcome Back Party and anything "Grease" for the February party.

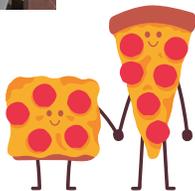
Also, Line Dancing will start on Friday, January 10th , Monday Night Movies, Bingo and Book Club will all be starting in January with dates to follow.

One reason Pinestone is a very special place is all the volunteers who make these activities possible all year long. We can't thank you enough.

Our next Social Committee Meeting will be held on Wednesday, January 8th at 10:00 am in the Club House Card Room. Everyone is welcome to join us.

Hope you are all enjoying the end of summer and beginning of fall season.

PIZZA PARTY





Our Sunshine Lady, Liz Collister, sends cards to Pinestone residents who may be ill, hospitalized, celebrating a special anniversary, or to the family of those who have passed away. Contact Liz at: 941-925-0579 or email to: bubbalizzy@aol.com if you know someone who could use a little sunshine.

Advertising Information:

Business and Personal ads must be approved by the Editor for content and emailed to the Editor, Julie Wallace (jayayuu@gmail.com) before the issue deadline. The Patter is an official publication of the Board of Directors and, as such, retains the right to correct, shorten, change or refuse any advertisement submitted for publication. We are not responsible for errors.

- ***Business ads for 1/4 page – \$25.00 per issue***
- ***Business ads for 1/2 page - \$50.00 per issue***
- ***Business ads for FULL page - \$100.00 per issue***
- ***Personal ads, limited to 25 words –\$5.00 per issue***

All payments are handled through Dan Pittaro in the Management Office.

Attention Pinestone Owners

If you've been thinking of selling, I can help make your condo listing stand out! As a proud Pinestone owner myself, I possess an intimate knowledge of the community and its unique selling points. I will help you get the most out of your sale and offer complimentary staging services (vacant or not) with any Pinestone listing. Get in touch today to start planning for your future!



Lena Oberwetter, Realtor
GRI, PSA, CNE, ABR
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SENIOR REAL ESTATE SPEC.
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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

5

PRICE RANGE

\$286,357-\$390K

PENDING

0

PRICE RANGE

ACTIVE

4

PRICE RANGE

\$374,900-\$399,900

*Source: MFRMLS data from 1/1/24-9/12/24

**Have you considered selling your Pinestone residence?
Call Robert, your previous Pinestone Neighbor.**

Recent Reviews from Customers:

"My experience with Robert was very positive. At our first meeting, you clearly understood what my requirements were, and what I was trying to achieve. He was helpful in suggesting alternatives to solve any snags we had once the condo was listed. We had several offers in a very short period of time. Robert was very helpful during the negotiations and dealing with whatever issues came up. I would recommend him to others looking for a REALTOR." John McManus Unit 1024

"Words cannot express how much I appreciated your expertise during the selling of our Pinestone condo. You walked me through the entire process and made it easy for me to understand. You answered every call and email, quickly and with professionalism knowledge and honesty. I clearly appreciate the time you spent helping me navigate the sale." Marian Valentine Unit 512

"Just a note to express our gratitude and thank you for making the sale of our Pinestone property go so smoothly. You made the process easy for us and were there whenever we had questions about the process. I don't think a property sale could have gone any smoother." Don and Linda Miller Unit 2612

"Robert Agnello handled all aspects of the sale of our Pinestone at Palmer Ranch condo and the purchase of our new home in Sarasota. We could not be happier about the job he did! Our condo sold in three days at a price we didn't dream we'd be able to get for it. He also guided us through the process of bidding on, and arranging financing for, our new house. Robert knows this industry inside and out. It's hard to imagine another agent working harder for his clients. Most importantly, Robert is a man of high integrity who delivers on his promises. Plus, he's got a great sense of humor! Thanks for everything, Robert!" David Yamin Unit 211

Call me to discuss your real estate needs and see how your home fits into today's market!



"Your Previous Pinestone Neighbor"

Mobile: **941-928-1328**

Email: Robert.Agnello@cbrealty.com

Website: RobertAgnello.cbintouch.com

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Sell your Pinestone Condominium for THOUSANDS more than your neighbor who listed with that "other" company!

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"Thank you so much for the great job you did! We felt confident in your answers to all of our real estate questions due to your many years of experience. Your knowledge of Pinestone & its regulations made for a smooth closing. Even when we were on the train going north you were there at the closing making sure everything was done right. We appreciate all your efforts."
- Sandra & John Kelley #1913

"Brian, I want to thank you for all the help you provided in the selling of our condo. Since we were in Massachusetts at the time, you handled all the preliminary issues including scheduling and overseeing the inspection and any subsequent repairs, as well as finding a new buyer for our condo in record time! It was a difficult time for our family and your support and understanding was greatly appreciated."
- Terry Green #927

"Seldom in today's world does anybody live up to expectations. In the case of Brian McGreevy he exceeded all our expectations. Brian suggested a listing price much higher than what we expected and at the time he predicted he would have it sold in a week. Well, he was 100% correct. From start to finish, he was everything and more."
- Mike & Suellen Coito #2411

"Phenomenal is the only word that describes Brian McGreevy. We not only received the asking price on our condo, but it happened in twenty four hours. Brian is the type of Realtor you want on your side, he not only does his job effectively and efficiently but becomes a true friend."
- Tom and Nancy Pasternak #2410

"Brian was exceptional with helping me navigate the challenges of buying a condo in this current market. He was extremely knowledgeable about all aspects of the buying process and guided me through each step with professionalism and care. He was very personable and easy to communicate with and I always felt that he had my best interests in mind. I would definitely use him again and would recommend him to others."
- Roxanne Siff #1614



”

Brian McGreevy BROKER/OWNER

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941.544.6763 DIRECT

SarasotaReal@gmail.com | sarasotahomerealty.com

Sarasota Home Realty

8586 Potter Park Drive | Sarasota, Florida 34238

