

# December



## **From the President: Rick Pluese**

As 2024 will be ending soon, we all will remember two names - Debbie and the granddaddy Milton. Pinestone survived both hurricanes, one was a water event (Debbie) dumping 18 inches of rain on Sarasota and one was a wind event (Milton). Pinestone had minimal damage from both hurricanes and we are now slowly recovering. The next event will be the invasion of the snow birds, this too we will survive but without damage.

We all are looking forward to a new social event this coming year, The Talent Show. Pinestone will show off it's most talented residents in a fun filled evening. If you have a talent that you would like to get some recognition for, please sign up. No auditions are needed. Just your name and your talent. Crowd control will be present to handle any unruly behavior. After show autographs will be available but limited.

Many thanks to our maintenance crew Yon and Martin. These guys are doing a great job with our community. Both feel like the Pinestone residents treat them like family. I could not be happier knowing both feel that way. Yon and Martin are very talented in many areas. Yon has three children and Martin has two children. If you feel inspired to give a monetary gift for the holidays, please drop it off in an envelope to Dan in the office. Anything is appreciated.

If you are not enjoying Pinestone, you are missing out on the many activities offered here. Get out there and meet other Pinestonians and enjoy life.

The Board hopes you all enjoy the holidays.



## **From the Manager: Dan Pittaro**

It is hard to believe we are at the end of another year. They certainly go by faster the older you get. Thankfully I am NOT getting any older! LOL It seems like we spent the entire summer cleaning up from one hurricane after the other. The names Debbie, Helene and Milton will long be remembered in Sarasota and Manatee Counties. Many thanks to Rick, Yon, Martin and all the volunteers who helped with moving the pool furniture in and out each time, along with the cleanup efforts. The neighborhood fared quite well under the circumstances we had to endure.

The front gate is operational again. Please familiarize yourself with the procedure to open the gate for your visitors. Most backups at the gate are caused by residents who don't know how to open the gate remotely. You can see the gate instructions on the Pinestone website or stop by my office.

There is still some work to do related to Hurricane Milton. Our roofing company advised me our warranty with GAF covers shingles blown off by hurricanes with up to 130 MPH winds. I will be filing claims for all 26 buildings. I also have the gutter cleaning scheduled to begin on December 2nd. During the cleaning, the contractor will take inventory of all the missing or damaged gutters, downspouts, and soffits that need to be replaced. They will then do the repairs after the cleaning is completed.

In early December there will be a major maintenance project on the fire system backflow preventer. It will require a complete shutdown of water to the property for approximately three to four hours. At least two days' notice will be given, and the shutdown will not take place before 10:00 am.

Do not tamper with or disconnect any component of the fire alarm or fire sprinkler system. Do not paint the sprinkler heads, and never disconnect the horn. Tampering with the fire alarm system is a THIRD-DEGREE FELONY in Florida. This is serious business.

Do not open the hose bibs marked Fire Inspector Test on the ends of the buildings. Opening the valve will trigger a false alarm requiring a fire engine to come out. The only outside water that is available is located on the front of the buildings and will require a plumber's key. You should speak to me before attempting to use them.

The 2025 budget was approved at the November 19 board meeting. The average increase for 2025 for the 26 buildings was 6%. 8 buildings had increases of 2% or less, with 2 buildings going down. Only 7 buildings had increases over 10%, due to increased building maintenance costs during the past 12 months. The list of monthly assessments per building is posted on the website and in the library.

Happy Thanksgiving to everyone. Enjoy the day of football, turkey, and pumpkin pie and most importantly of family and friends. And have a Merry Christmas and a Happy Hanukkah. See everyone soon!



The new year 2025 will bring a variety of activities and celebrations to Pinestone, and among those is the continuing series of **Classic Monday Movies** in the clubhouse theater. Hosted by Bill Muzzillo, retired professor of Literature and Film, this thirteenth season will present 12 classic films, most of which have not been seen on the big screen in decades. Prior to each screening, Bill will give audiences a brief overview of the film and its significance in the canon of American cinema. Everyone is encouraged to remain for a few minutes after each film to exchange comments and ideas about what was shown.

Beginning on **MONDAY, JANUARY 17**, each film will begin promptly at 7:00 p.m. and be accompanied by free popcorn, beverages and the ever-popular traveling candy bowl. A suggested donation for each screening is **\$1.00 per person**, to cover the cost of the goodies. Plan on joining Pinestone friends for another season of classic films on the big screen each Monday night. Mark your calendars accordingly, and be sure to get to the theater early for a good seat. Check out January's issue of the Pinestone Patter, as well as Pinestone's Facebook page, for a complete listing and description of January's films. And always look for the weekly movie poster in the foyer of the clubhouse.



Beginner Line Dancing Class will begin on Friday, January 10, in the Clubhouse from 10:30 to 11:30 a.m. and will continue every Friday until April 25th. Classes are free and fun! Come join us. For more information or questions, please contact instructor Carol Johnston at 518-332-0538.

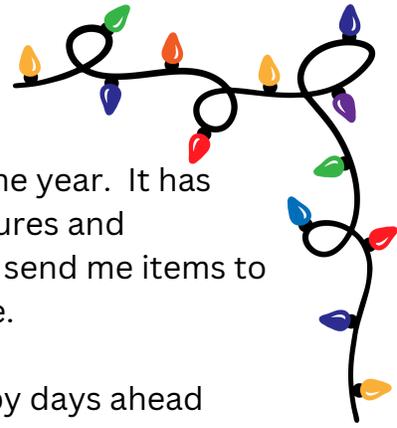


**PATTER DEADLINE:** the next Patter will be published at the end of December, our January issue. The **deadline** for that issue will be **Friday, December 20, 2024**. If you have something you would like to put into the Patter, please send it to Julie Wallace before the above deadline at **[jayayuu@gmail.com](mailto:jayayuu@gmail.com)**



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](mailto:bubbalizzy@aol.com) if you know someone who could use a little sunshine.

## From the Editor: Julie Wallace



Hello to all. I've just finished the 8th and final Patter of the year. It has been exciting to bring all of you information, stories, pictures and happenings around Pinestone. I encourage any of you to send me items to include - I'm always looking for interesting things to share.

This year has certainly flown by and I wish all of you happy days ahead with your family and friends. Whether you are already in Florida or heading that way, safe travels.

## **AWESOME** Breakfast





Greetings Pinestonians. The holiday season is upon us and we do hope you had a very Happy Thanksgiving.

I want to thank Toni Birney for hosting the Awesome Breakfast. It was well attended by 25 people. Thank you to those who attended and brought such yummy food.

Our next event will be the **Holiday Party**, and will be held on **Saturday, December 14th at 5:30 pm**. There will be a holiday sing along. Please bring an appetizer to share. Each year we collect Toys for Tots. Please put your new unwrapped gift in the "Toys for Tots" box in the lobby or under the Christmas Tree. The sign-up sheet will be posted in the library.

- First Friday Happy Hour will be held December 6th at 5:00 pm. Please bring a dish to share.
- Thursday Movie Night at 7:00 pm.

For anyone interested in walking around Pinestone with your neighbors meet at the clubhouse at 4:00 pm for a social walk.

**January** will start all of our winter parties and events so please mark your calendars:

- Welcome Back Party on Friday, January 24th at 5:30 pm. The theme will be "*Aloha*". We look forward to seeing some brightly colored or floral garments to heighten the mood of the evening. We will have a DJ for your dancing pleasure and a Food Truck will be available for you to purchase food. The sign-up sheet will be posted in the Library on January 10th . There will be a small entertainment fee of \$10 per person.
- Line Dancing will start on Friday, January 10th at 10:30 am.
- Left, Right & Center (a fun and easy dice game. \$3 per game) will be held on Saturday, January 25th.
- Classic Monday Night Movies will start on Monday, January 13th at 7:00 pm. A list of movies will be posted in the lobby.
- Book Club will start on Thursday, January 16th at 11:00 am. The book that will be discussed is *Outlander* by Diane Gabaldon.
- Bingo will be held in January with dates to follow.
- Friday Night Socials will begin on January 3 d at 5:30 pm. Please bring an appetizer to share and what you like to drink. To continue this much liked event each Friday during the winter, we need volunteers to host. This is a simple one-night commitment. A sign-up sheet has been posted in the library.
- Our next Social Committee Meeting will be held on Wednesday, January 8th at 10:00 am. All are welcome.

Merry Christmas, Happy Hanukkah, Happy Kwanzaa, and a very Happy Healthy New Year.

**RoseAnn Buglione, Chairman**



# LEFT - CENTER - RIGHT - Game Night



President:	Rick Pluse
Vice President:	Rocco Longo
Secretary:	Marty Port
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Board Director:	Brian Fagan
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**Community Association Manager: Dan Pittaro**  
**Maintenance: Yon Rodriguez**

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**Advertising Information:**

*Business and Personal ads must be approved by the Editor for content and emailed to the Editor, Julie Wallace ([jayayuu@gmail.com](mailto: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.*



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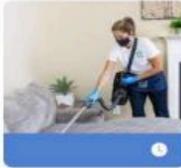
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# Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

## SOLD



## PENDING



## ACTIVE



\*Source: MFRMLS data from 1/1/24-11/18/24

**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!**



**Robert Agnello** REALTOR®  
CRS, GRI  
RESULTS THROUGH ACTION

## "Your Previous Pinestone Neighbor"

Mobile: **941-928-1328**

Email: [Robert.Agnello@cbrealty.com](mailto:Robert.Agnello@cbrealty.com)

Website: [RobertAgnello.cbintouch.com](http://RobertAgnello.cbintouch.com)

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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



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