

# January



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

Welcome to 2025! We all start the new year with good intentions: I'm going to lose weight, I'm going to exercise more, or I would like to pay less for my monthly condo fees. We all need to remember that Pinestone is a 28 year old community. Over the past four years we have renovated many areas. Our renovations will need to continue in 2025. Some of our buildings will need repairs to the stucco and outdoor window sills. By a state mandate we are obligated to have a line item in our budget for gutter evaluation and possibly replacement. Another line item is to replace our vent stacks for the sewer in each building. Both are individual building expenses, so we need to realize that the costs for the gutters and stack replacements will differ from building to building. Building expenses are why each building pays a different amount in monthly fees.

For Pinestone property values to continue to rise, our buildings, landscaping and our financials all need to be in great shape. When a prospective buyer enters through the Pinestone gate, the buyer needs to be impressed immediately. Curb appeal sells condos! When the perspective buyer stops at the clubhouse to see the pool and amenity areas, these should be big selling points. A buyer has no idea what the inside of each condo looks like. Your condo could have a \$400,000 inside renovation. The buyer will ride right past your condo because it looks like all the other condos from the outside. The buyer will only see how we maintain our buildings, amenities and landscaping. This is how we can create value in our community in Palmer Ranch.

Get out of your condo and participate in the upcoming activities. Our social committee has planned some fun events. There is no reason for you to be lonely or bored here at Pinestone. Hope you are able to enjoy 2025.

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

The Pinestone Annual Meeting will be Tuesday, January 21, 2025, at 6:00 pm. Matt Mercier of CBIZ Insurance Agency will again address the residents with a market update for 2025.

The second notice of the annual meeting will be mailed to everyone the first week of January. The mailing will include the notice and agenda of the meeting, the Zoom invitation, the proxy to establish a quorum, and the ballot to vote for the vacant seats on the board of directors. Be sure that your correct mailing address to receive mail in January is on file with Progressive Community Management. You can check it through your owner portal, or you can contact me. Please understand that I must have any change of address sent to me in writing before I can authorize a change.

It is extremely important for everyone to return their proxy as soon as possible. Your second mailing will include a return envelope, or you can drop it off at the office. We need a majority of 156 proxies to establish a quorum. Otherwise, the annual meeting will need to be postponed until a majority of proxies have been received. This delay would cost the association unnecessary mailing fees and delay the appointment of new officers.

There will be an election this year for the board of directors. Six people submitted an intent to run for three positions that come due in 2025. Current board members Rocco Longo, Marty Port, and Pete Sprague are running along with Jon Linton, Pete Girani, and Ken Hoffman. Please complete the ballot that is included in the mailing and place it in the enclosed envelope. Follow the instructions exactly, or your vote will not be counted.

As in the past, there will be two important questions on the proxy. The first is for Carry Over. The proxy explains that if there are any excess funds over operating expenses at the end of the year, those funds will be carried forward into the coming year. If not approved, those funds will become taxable federal income. The board strongly recommends a YES vote on Carry Over.

The second question on the proxy is for the Cross Utilization of Reserve Funds. This question is often misunderstood and misinterpreted. A yes vote on this question allows the board of directors the flexibility to use all accumulated reserve funds for any line item in the reserve budgets as needed in a time of increasing costs and unexpected emergencies. This includes both the neighborhood reserves as well as the 26 building reserves. However, it does NOT give the board the ability to transfer reserve funds from one building to another. Remember that each building is a separate legal entity and has its own independent pool of reserve funds. This is where the question is oftentimes misunderstood. Cross utilization gives the board the ability to pool reserve funds for capital improvements and is largely the reason why the neighborhood reserve budget was reduced by \$32,000 in 2025. Pooling of neighborhood reserve money is also the primary reason why most buildings experienced a modest increase in 2025 assessments, as it allowed the pooling of reserves for each individual building. A no vote would limit spending on every line item in both the neighborhood and building budgets to the amount reserved for the year. Again, the board strongly recommends a YES vote on Cross Utilization of Reserve Funds.

## From the Manager: Dan Pittaro (continued)

Please be sure to return your proxy as soon as it is received.

Shortly after the annual meeting, representatives from Comcast Cable will be holding a presentation in the clubhouse to discuss current subscription options now available. As many people have recently found out, Frontier is no longer maintaining and servicing their installed equipment in Pinestone. I have been told by several owners that Frontier techs have recommended they switch to Comcast! I will announce the date once one is set up.

### Here are a few reminders for everyone:

- Please drive slowly and carefully through the neighborhood and observe all stop signs.
- Do not tailgate through the front gate. And NEVER swipe in someone you do not know because they are taking too long at the front gate. When in doubt, call the office.
- Be courteous to your neighbors and leave enough room for easy access to their unit entrance walkways, especially while parking under the carports. If parking in a visitor space, simply park in the next space over to allow for easy access.
- If anyone would like a refresher course on opening the front gate for visitors, get in touch with me. If enough people are interested, I will hold another class.

I hope everyone had a Merry Christmas, Happy Hanukkah, and a Happy New Year. Welcome back snowbirds and seasonal renters. Here's to a healthy and enjoyable 2025 filled with great memories and less hurricanes!!!



### to new owners in the 2H2024

- Robert & Emily Salyers - Unit 422
- Max & Marianne Powrie - Unit 1813



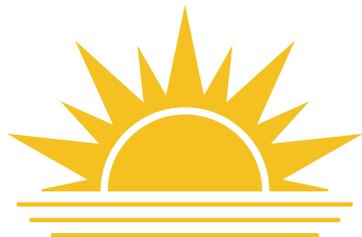
Don't forget - Beginner Line Dancing Class begin on Friday, January 10, in the Clubhouse from 10:30 to 11:30 a.m. and will continue every Friday until April 25th. Classes are free and fun! Come join us. For more information or questions, please contact instructor Carol Johnston at 518-332-0538.

## From the Editor: Julie Wallace

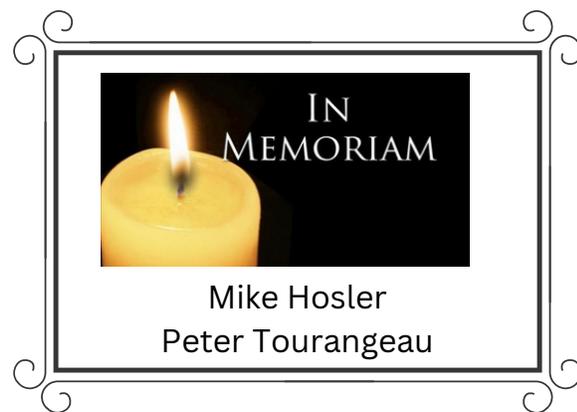
It's here - a new year and hopefully new adventures for all of us. I'll take the time to wish all of you a Happy New Year and hope your holidays were free of drama but filled with excitement.

We celebrated with Michael's children and their families. Seeing Christmas through the eyes of the grandchildren was priceless. Our 20 year old, 9 year old and 6 month old grandchildren were worth the trip back to cold Ohio.

Dan mentions in his write up to drive slowly and safely in the neighborhood. I want to second this and try to understand why people feel the need to drive fast and not stop at the signs designed for stopping a vehicle. I find that Florida life is much more laid back and slower but some people seem to be in a hurry. Michael and I were walking one day and a car sped up Castle Bridge, did not stop at the stop sign at Glenrose and turned the corner going so fast their tires squealed. We saw the speeding car and got out of the way to protect ourselves. We both shouted at the driver to slow down - which is what one says when reacting to a speeding car in a 16 mph zone. We were told by the resident to "mind our own business". That resident then sped off squealing tires and ran the stop sign at Glenrose and Players Place. Not sure if others have experienced anything like this -- but I want to believe we are all kind people who respect each other and the community we live in.



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.





Greetings Pinestonians. Our winter season has started and we have many planned activities. Everyone is welcome and encouraged to join in. You may be a full- time resident, seasonal resident, or an annual renter - everyone is welcome.

I would like to thank Nancy McGill for hosting the **Holiday Party**.

The weekly **Friday Night Social** will begin on **January 3rd at 5:30 pm**. Please bring an appetizer to share and what you like to drink.

**Welcome Back Party** will be held on **Friday, January 24th at 5:30 pm**. This year's theme will be Aloha!. If you would like, feel free to wear some brightly colored or floral garments to heighten the mood of the evening (not required). We will have a DJ, Crew Entertainment, for your dancing pleasure and a Food Truck, Get Chew Sum Barbeque, will be available for you to purchase food. Please bring your beverage of choice. The sign-up sheet will be posted in the Library on January 10th . There will be a small entertainment fee of \$10 per person.

**Book Club** will start on **Thursday, January 16th at 11:00 am**. The book that will be discussed is *Outlander* by Diane Gabaldon.

**Left, Right & Center** (a fun and easy dice game. \$3 per game) will be held on **Saturday, January 25th at 7:00 pm**.

**Lunch Bunch** will be held on **Tuesday, January 28th**. Place and time to be announced in January.

**Bingo** will be held in **January on Wednesday the 8th and 22nd at 7:00 pm**. \$10.00 to play all night.

**Thursday Night Movies** will be announced by One Call.

Please remember to check the printed calendar for dates and times for Tennis, Pickleball, Water Aerobics, Line Dancing, Walk Around Pinestone and other activities.

**February** will be another exciting month so please mark your calendars with the following events:

- **Super Bowl Party** will be held on **Sunday, February 9th at 5:30 pm**. Please bring a dish to share and what you would like to drink. Dessert will be provided. The game will be shown in both the Theatre and Club House.

## Social Committee Update (continued):

**“Grease Party” Friday, February 21st.** The party theme is “Anything Grease”. Let’s go back to the 60’s and have some fun. If you would like to wear something that reminds you of the 60’s, please feel free to do so (or not). Chuck Drager, singer and impressionist will be performing for your listening and dancing pleasure. Look for the sign-up sheet in early February.

We are still in the planning stages for our **Pinestone Has Talent Night** and I am still looking to fill some open spots. If you know of someone who would like to participate, please let me know (my cell 516 524-6282). This will be an informal fun evening to share our many talents.

Our next **Social Committee meeting** will take place on **Wednesday, January 8th at 10:00 am** in the card room, and all are welcome.

Your Social Committee wishes you a Happy Healthy New Year.

**RoseAnn Buglione, Chairman**



**PATTER DEADLINE:** the next Patter will be published at the end of January, our February issue. The **deadline** for that issue will be **Friday, January 24, 2024**. If there is 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)

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## Clarification for the Fob Reader at the Front Gate

Many people are unsure where to swipe their fobs to open the front gate. The photo shows the correct location of the fob reader. On the old callbox, the reader was on the front of the callbox. Please speak to Dan if you have any additional questions.



## 'Classic Monday Movies' at Pinestone



The new year 2025 will bring all kinds 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 season will highlight 12 classic films, most of which have not been seen on the big screen in decades. Prior to each screening, Bill gives the audience a brief overview of the film and its significance in the canon of American cinema. Audiences are also encouraged to remain for a few minutes after each film to exchange comments and ideas about what was shown.

Beginning on **MONDAY, JANUARY 13th**, 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 for another season of classic films each Monday night. Mark you calendars, and get there early for a good seat! Here's the line-up for January:

**JANUARY 13th** - "*Somewhere in Time*" (1980) This long-forgotten classic from 1980 (one of the most popular films of that year) stars Christopher Reeve and Jane Seymour in the story of a young writer who willingly sacrifices his life in the present to find happiness in the past. Beautifully filmed on Mackinac Island in the upper peninsula of Michigan, and co-starring Christopher Plummer. You won't soon forget this story of passion and obsession. It's a great way to start the 'Classic Monday Movies' series!

**JANUARY 20th** - "*Billy Elliot*" (2000) This heartwarming, triumphant British import (Oscar-nominated) about a young boy who dares to dream outside his world deserves all its 'classic' status! It was one of most popular films in 2000, and will certainly be one of the most talked-about films in the Classic Monday Movies series!

**JANUARY 27th** - "*The Sixth Sense*" (1999) If you're in the mood for a psychological thriller, this one's for you! Director M. Night Shyamalan created a masterpiece of suspense with twists and turns. Nominated for six Academy Awards, it stars Bruce Willis in one of his most famous roles, and is celebrated today as an American classic in the style of modern-day Alfred Hitchcock. If you've never seen it, you're in for quite an experience! If you have seen it, check it out again on the big screen.



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

MANAGEMENT OFFICE – (941) 925-1813

Monday through Friday  
8:30 am – 4:00 pm

Community Association Manager: Dan Pittaro  
Maintenance: Yon Rodriguez

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

**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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"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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# Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

## SOLD



## PENDING



## ACTIVE



\*Source: MFRMLS data from 1/1/24-12/16/24

**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 professional 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  
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## "Your Previous Pinestone Neighbor"

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