

June/July/August



From the President: Rick Pluese

It's that time of year again when we start to think about the 2026 budget. Let's look at some interesting history first.

I found a 2005 Pinestone budget in my condo settlement papers, which is when we purchased our condo. The operating budget was \$721,963.00. An interesting number I came across was the insurance line item for 2005, which was \$118,000.00. Let's fast-forward to the year 2025: the Pinestone operating budget is \$1,367,061.00. The insurance line item is \$536,136.00.

2005 Operating Budget		2025 Operating Budget	DIFFERENCE
\$ 721,963.00		\$ 1,367,061.00	\$ (645,098.00)
\$ 118,000.00	Insurance	\$ 536,136.00	\$ (418,136.00)
\$ 160,000.00	Water/Sewer	\$ 196,796.00	\$ (36,796.00)
\$ 22,471.00	Electricity	\$ 30,677.00	\$ (8,206.00)
\$ 225.00	Monthly Dues	\$ 500.00	\$ (275.00) in 20 years

If we take the difference between the 2005 monthly dues and the 2025 monthly dues and average them out over the 20 years, it equals to a yearly increase of \$13.75 per year.

From the President: Rick Pluese (continued)

Pinestone high insurance premiums have been the main contributor to our monthly dues increase over the years and will continue to be. As you can see from the chart above, the water, sewer and electricity have increased but by very minor amounts. We await Pinestone's new insurance premium for 2026, which is due in September of this year. We will keep you updated.

Until then, enjoy what we have here at Pinestone, get out of your condo and make some new friends. We have plenty of new residents and renters, and plenty of things to do.

From the Manager: Dan Pittaro

Greetings everyone. We are halfway through the summer season, and Pinestone has been anything but quiet and slow. We are taking the opportunity to complete many major projects while the residency numbers are down. As the buildings are approaching 30 years old, much of the neighborhood infrastructure is nearing obsolescence and in need of replacement. It is worth noting that all of the following major projects are being completed through existing reserve funds without the need for a special assessment. A few of the projects to highlight include:

Painting: This summer's painting rotation will include buildings 3, 7, 8, 23 and 24. Once these 5 buildings are painted, all the remaining handrails and posts will be painted, similar to the painting of the front doors last summer.

First floor landings: We are in the process of applying an epoxy coating to the first-floor landings. All 155 landings have been prepped by grinding the paint finish off, and final applications are underway. This is to eliminate the many landings that have chipped or cracked paint. The application comes with a ten-year warranty and will be paid through the painting reserve for each building.

Rear security lights: All the rear security lights are being replaced with high efficiency LED lights. By publication they should all be completed. The back of the buildings are now well lit, which will increase the security of each building. The existing lighting was very dim and inadequate, which provided little to no security behind the buildings. The new lights should last from 10 to 15 years maintenance free. The cost of the replacement is being paid through each building's electrical reserve.

From the Manager: Dan Pittaro (continued)

Gutter replacement: At the July 15 board meeting the board voted to get pricing from Kleen Rex to replace the gutters and downspouts on all 26 buildings. Like most of the building systems, the gutters need replacement. Additionally, it is now a requirement of the state of Florida to include gutter replacement in a condominium's reserves. The cost of the gutter replacement will be paid through each building's roof reserve.

Backup generator: The backup emergency generator for the clubhouse and the trash compactor is scheduled to be installed during the week of August 5th. It will be installed inside the fenced area with the pool equipment.

Like I said, the summer has been anything but quiet and slow!

Here are a few reminders that I discussed at the last board meeting:

Bulk trash: I have mentioned in past board meetings that **we no longer have weekly bulk trash pickup provided by Sarasota County.** No one should put anything out for bulk trash without first speaking to me. We will help if we can, but it is no longer a given. Residents should take large items to one of the landfill centers. The closest to Pinestone is 8750 Bee Ridge Road in Sarasota.

Guest passes: As a frequent reminder, all guests and visitors using a unit when the owner is not present must be announced to the office by means of the Guest Registration form available on the website. And all overnight visitors with vehicles, regardless of whether the owner being present or not, must get a parking pass from the office.

Gate entry instructions for visitors: There are still many people who are not sure how to get visitors through the gate. I will be happy to give anyone a quick lesson. Just come see me any time.

Bikes left under carports: Bikes are not permitted to be left under the carports or in front of the units. All bikes must either be stored in the storage lockers, inside the units, or in the bike corral. You must get a Pinestone sticker from the office before storing a bike in the corral. There is plenty of room presently in the corral.

Don't leave alcohol in the Clubhouse refrigerator: No alcoholic beverage should ever be left in the clubhouse or the clubhouse refrigerator. Residents will occasionally leave a couple of beers in the refrigerator, especially when they leave for the season. However, there are plenty of underage children in the clubhouse who could take the beverage. Never leave alcohol behind.

I hope everyone enjoys their summer. Here's hoping for a calm, uneventful season.

From the Editor: Julie Wallace

From where I sit in Ohio, it's HOT. I'm not complaining, just stating the facts. I'm guessing wherever you are it's also HOT! Sending "cool" vibes to everyone.

The season seems to be moving very quickly and thinking about the next major holiday is just around the corner, Labor Day. This edition of the Patter lists upcoming events for August thru November. Mark your calendars and plan to attend.

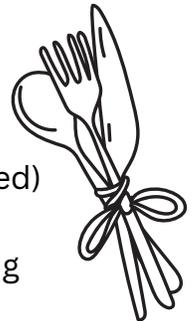
As mentioned in the last Patter, I asked for suggestions on area restaurants - places you like and you would recommend to your neighbors. I received a nice listing and we have a section in this edition with those restaurants. I hope you make plans to visit them for a meal.

DEADLINE

PATTER DEADLINE: The next Patter will be published at the end of September. The **deadline** for that issue will be **Tuesday, September 23, 2025**. 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

Local restaurants your neighbors recommend:

- Rosseler's - 2033 Vamo Way, Sarasota, FL 34238
- Indigenous - 239 S Links Ave, Sarasota, FL 34236 (reservations required)
- Gentile's Steaks - 7523 S Tamiami Trl, Sarasota, FL 34231 (NOTE: Temporarily closed. Owners are retiring, but there are new folks taking over the business, keeping it the same as it was before!)
- Fuji Steakhouse - 8401 Honore Ave UNIT 1, Sarasota, FL 34238



MANAGEMENT OFFICE – (941) 925-1813

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

Community Association Manager: Dan Pittaro
Maintenance: Yon Rodriguez and Martinez Mora

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Hi Pinestonians - We hope you all are having a great summer. Although it may seem far away, the Fall and Winter seasons are fast approaching. That is why your social committee has started planning the events that make Pinestone a vibrant and active community.

Below are the dates of the events we have planned so far. Please mark your calendars, and we encourage everyone to plan to attend.

Awesome Breakfast - Saturday, November 8th at 10:30 am

Holiday Party – Saturday, December 13th at 5:30 pm

Friday Night Socials – January 16th & 30th; February 13th & 27th and March 13th & 27th all beginning at 5:30 pm. (The February 13th Friday Night Social will be The Margarita Friday Night Social).

Monday Night Movies – Will begin in January.

Welcome Back Party – Theme Disney – Saturday, January 24th at 5:30 pm. Music by DJ Crew Entertainment.

Speaker Series – Tuesdays, January 27th Topic: Understanding & Improving Memory Part II at 10:30 am. February 24th and March 24th at 10:30 am - topics and speakers to be announced.

Lunch Bunch – The first Lunch Bunch will be held on Wednesday, January 28th at Tripletail Restaurant.

Super Bowl Party – Sunday, February 8th at 5:30 pm.

Wild Wild West Party – Friday, February 20th at 5:30 pm. Music by Chuck Drager.

Pub Quiz – Friday, March 6th at 6:30 pm.

Pool Party – Saturday, March 21st at 5:30 pm. Music by Vince Berardi. This will be the first time Vince has played at Pinestone.

Reminder: The Northeast Reunion at Tanglewood in Lenox, MA featuring Yo-Yo Ma will take place on Sunday, August 10th at 12:30 pm with dinner following at the Morgan House in Lee. You do not have to be from the Northeast to attend. Everyone from Pinestone is welcome. Please contact if you are interested or would like more information. robug323@aol.com

As we get closer to each event listed above, we will be providing more information.

All of our events require volunteers, so I am encouraging anyone who would like to help to please come to a Social Committee meeting or just reach out to me. Wishing you all a great rest of the summer.

The next Social Committee Meeting will be held on Wednesday, January 7th, 2026, at 10:00 am.

RoseAnn Buglione, Chairman



PINK Flamingo Party



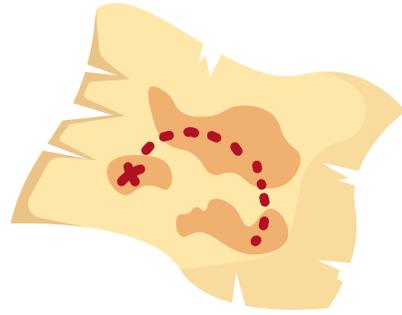
July 4th Luau Party

Hawaiian chicken, teriyaki ribs were the entree, along with sides of Hawaiian coleslaw, broccoli salad, beans, watermelon on a stick, and tropical desserts





SCAVENGER Hunt Winners



Upcoming EVENTS

Month	Date	Time	Day	Event
August	1	5:30/7:00 pm	Friday	Friday Night Social + Movie
August	16	5:30 PM	Saturday	50's Pizza Party
August	20	7:00 PM	Wednesday	Bingo
August	30	7:00 PM	Saturday	LCR Dice Game (Left, Center & Right)
September	5	5:30 PM	Friday	Friday Night Social
September	13	Noon	Saturday	Brown Bag Lunch
September	17	7:00 PM	Wednesday	Bingo
September	27	4:00 to 5:00 pm Dinner to follow	Saturday	Western Chili Cook-off Voting Western Chili Cook-off
October	3	5:30 PM	Friday	Friday Night Social
October	15	7:00 PM	Wednesday	Bingo
October	25	7:00 PM	Saturday	LCR Dice Game (Left, Center & Right)
October	31	5:30 PM	Friday	Halloween Party
November	8	10:30 AM	Saturday	Awesome Breakfast
November	19	7:00 PM	Wednesday	Bingo



- Jack McManus
- Diane Price
- Joanne Taylor



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.



to all new recent owners

- Sean & Emily Saylers - Unit 422
- Stephen & Coleen Greecher - Unit 1611
- Max & Marianne Powrie - Unit 1813
- Guy & Linda Sicurella - Unit 2114
- Denise Gardner - Unit 2322
- Brooks & Michelle Rogers - Unit 2412

Attention Pinestone Owners

Interest rates are trending down and inventory is trending up. I can help you 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
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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) before the issue deadline. The ad should be in either a .JPG or a .PNG format. 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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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD



PENDING



ACTIVE



*Source: MFRMLS data from 1/1/25-7/23/25

**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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"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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