

November



From the President: Rick Pluese

We are very grateful that 2025 has been a hurricane-free year. Our landscaping has recovered from the three hurricanes we had last year and the grounds are looking good.

Pinestone has had many upgrades and improvements this year. One in particular I want to mention is the purchase of a stand-on mower. We currently pay an outside vendor to cut our turf. The cost is \$400 per cut, times forty-two cuts per year for a total cost of \$16,800 per year. Our stand-on mower will cost \$10,000, which will be recovered in full, plus a savings of \$6,800, in 2026. The mower will be stored in its own locked shed in the pool equipment corral. In addition to the yearly cost savings, the turf mowing quality will be much better. We have permanent scars on some of our palm trees from the vendor's mower hitting the base of the palm trees with his mower. There have been many complaints that the mowers are damaging patio pavers by mowing over them. We had to call the vendor back several times to our property because he missed areas he needed to mow. Our vendor seemed to be mainly interested in how fast he could mow our property and get to his next job. It takes about 4 hours to mow our entire property. Yon and Martin have experience using a stand-on mower; therefore will need no training. I do not doubt that they will do a great job.

Some of our seasonal residents have already returned from up north to enjoy our beautiful Florida fall weather. We wish a safe return to the rest of our seasonal residents. Please enjoy what we have here at Pinestone, because if you don't, your children will.

My Best Regards To You All.

From the Manager: Dan Pittaro

Greetings everyone. I hope everyone is getting excited to return to our lovely paradise. Thanks to the guidance of Rick Pluese and the tireless efforts of Yon and Martin, the property never looked more plush or beautiful. I highly recommend a fall visit for those who can make it here, even for a long weekend. The weather has been absolutely perfect, the gulf is clean, and the humidity is low. The recent opening of the Mote Aquarium offers an exciting, family-oriented experience that is not to be missed.

As I wrote in the last issue, there have been numerous improvements to the infrastructure of the neighborhood over the past few months. They are all meant to enhance your experience at Pinestone as well as increase the value of your investment. Here are some recent accomplishments:

Generator status: The generator is now fully functional. It will run every Wednesday at 11:00 am for fifteen minutes. It is whisper quiet yet powerful enough to provide enough electricity for the entire clubhouse as well as the trash compactor. Those that were on the property after Milton know the importance of making sure the compactor does not go down.

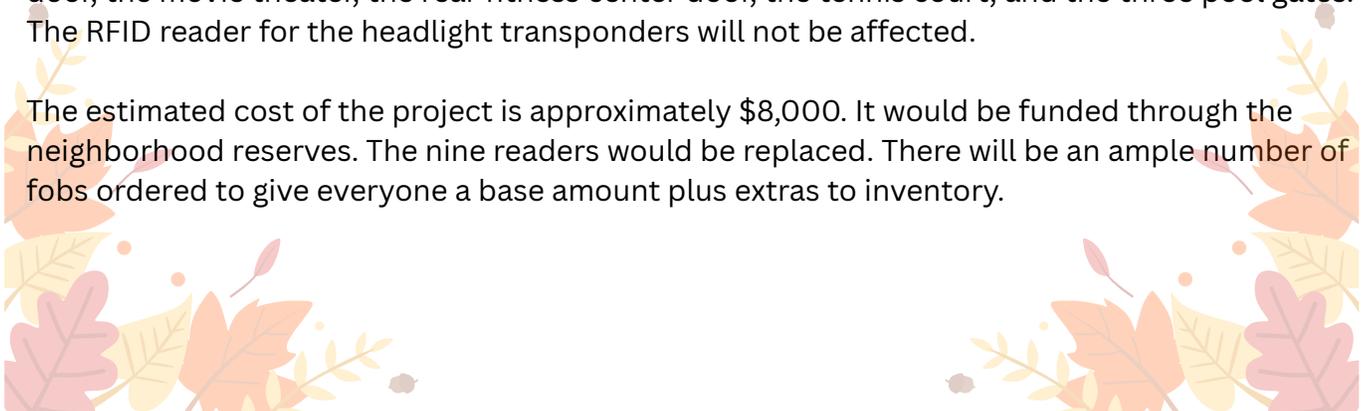
Replacement of building electric service: The main disconnects and meter banks on buildings 24 and 25 were replaced on October 21st. There are four remaining buildings: 1, 13, 16 and 26. Those buildings should be completed before the end of the year. Windemuller has done an amazing job, and the neighborhood should be set for the next 20 years.

Gutter replacement update: The gutter replacement project is scheduled to start on Nov. 3rd. The plan is to begin at bldg. 1 and progress in order through to building 26. The 27 buildings, including the clubhouse, are expected to take a year to complete. The contractor will be leaving his scaffolding on a trailer until the project is complete.

Fob replacement: At the special board meeting of October 14th, it was explained that Securakey, the company that manufactures our fobs and fob readers, is out of business. This has been confirmed to me by three independent sources. The tennis court reader has been dead for two months, and I am down to the last five fobs. I was unable to get compatible readers, which led me to the discovery. Because the manufacturer is out of business and spare readers and fobs are scarce, the board voted to replace the fob system in the community.

There are nine readers in the community: the callbox, the clubhouse front door, the rear pool door, the movie theater, the rear fitness center door, the tennis court, and the three pool gates. The RFID reader for the headlight transponders will not be affected.

The estimated cost of the project is approximately \$8,000. It would be funded through the neighborhood reserves. The nine readers would be replaced. There will be an ample number of fobs ordered to give everyone a base amount plus extras to inventory.



From the Manager: Dan Pittaro (continued)

Plan for the distribution of the fobs

- CIA will program 2 fobs for each unit. They will place the two fobs into individual envelopes addressed to the 310 owners.
- Approximately one week before the replacement of the readers, we will schedule at least two sessions where on-site residents can pick up and sign for their fobs. Any envelopes not picked up by the time of the conversion will be placed in their unit folders in the office.
- Owners not on the property will have the option to have their envelopes left in their unit. This will help snowbirds who will not be down until after the conversion. If these owners rely on their fobs to get them through the front gate, a temporary gate entry code will be assigned. Owners will be required to put the request in an email sent to the office.
- If an owner is only receiving 2 fobs, they can throw the old fobs away. Once the new readers are installed, they will no longer be active.
- If an owner has more than two fobs, they are eligible to receive an additional 2 fobs, or four maximum free of charge. In order to receive the two extra fobs, they must bring into the office four fobs, proving that they still have possession of the fobs. Saying the extra fobs are in New York or Michigan will not be accepted. I will have to program the additional fobs, so arrangements will need to be made. The option to get two additional fobs will have a strict time limit, most likely until January 15th. After that time, owners can purchase additional fobs at the same \$10 cost.
- There will still be a six device per unit limit, including auto headlight transponders. This policy will be strictly enforced.
- Once the new readers are installed, CIA will be deleting the old database of credentials and uploading the new database. I will provide CIA with a list of people to include in the new database, which will include authorized non-residents.
- The transition will take at least one month. I will be sending out updates as details and schedules firm up.

Keys to contractors: If anyone needs me to give keys to a contractor, they must send me an email, so I have it in writing. I will not give out a key from a voice message or phone call. This is for your safety as well as mine. And I will never give out a key solely on a contractor's request.

Keys for the office: If you change the key to your front door, please remember to bring a key to the office. It is essential that the office has current keys for emergency response purposes as well as the two fire inspections. If you install a digital lock, I still need a key.

Never let a stranger into the neighborhood: I have said this many times, but you should never let someone through the gate that you do not know. If someone is stuck at the callbox, it is best for you to call me. I will handle the situation. Please be patient.

Don't paint sprinkler heads: Sprinkler heads should never be painted. It is a violation of the Sarasota County fire code.

I hope everyone has a wonderful Thanksgiving. Enjoy time spent with your family. Then come down to Pinestone and walk off the turkey and pumpkin pie! See everyone soon.



PATTER DEADLINE: The next Patter will be published at the end of October. The **deadline** for that issue will be **Wednesday, November 19, 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

Note the new time for Bocce each Tuesday is now 4:00 pm. See you on the court!



From the Editor: Julie Wallace

The weather is turning to Fall with cold nights and cool days. For me, this is telling me it's time to head South. The older I get, the less I like the cold temperatures. If one has the ability to spend time in a warmer climate, then why not? By the time you're reading this, we are at Pinestone and have surely already acclimated to the "new life".

It's been great to read about all the upgrades and changes to Pinestone. The Board and Dan have done a wonderful job of looking at the big picture for our community and making decisions that will keep Pinestone one of the best-kept secrets on Palmer Ranch. My personal thanks to all of you for your time, energy and efforts.

I'm looking forward to being back at Pinestone, and seeing the friends I've made and make plans to do sightseeing and experience all Sarasota has to offer.





Hi Pinestonians,

Fall is with us, and soon we will be enjoying some of our fall/winter activities.

Our very popular **Awesome Breakfast** will be held on **Saturday, November 8th at 10:30 am**. The signup sheet will be posted on October 25th in the Library. When signing up, please indicate the category of the dish you will be bringing.

Our **Holiday Party** will be held on **Saturday, December 13th at 5:30 pm**. Please bring an appetizer to share. Attending this party is a wonderful way to get into the Holiday Spirit. There will be a sing-along and an ugly holiday shirt/sweater contest. Feel free to wear your ugliest holiday shirt and join the contest. Signup sheet will go up on November 30th.

Each year we collect items for **Toys for Tots**. Please put your unwrapped gift in the "Toys for Tots" box or under the Christmas Tree.

Our well-received **Speaker Series** will begin on **Tuesday, January 27th at 10:30 am** and the topic will be *Understanding and Improving Memory Part II*. There has been a date change for the February and March Speaker Series as follows: Tuesday, February 17th at 10:30 am. The topic will be *CPR and AED Demonstration* and Tuesday, March 17th at 10:30 am The topic will be *Personal Fall Risk Assessments*. They were both previously listed to take place on the 24th of each month.

Our first winter **Friday Night Social** will be held on Friday, January 16th at 5:30 pm. This is a great way to meet and socialize with your neighbors. We ask that you bring an appetizer to share and what you would like to drink.

There will be a signup sheet posted in the library for those who would like to host one of the Friday Night Socials.

The Social Committee would like to wish you all a very Happy Thanksgiving.

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

RoseAnn Buglione, Chairman

**UPCOMING
EVENTS**

Month	Date	Time	Day	Event
November	1	5:30 PM	Saturday	Halloween Party
November	5	7:00 PM	Wednesday	Movie Night
November	8	10:30 AM	Saturday	Awesome Breakfast
November	12	7:00 PM	Wednesday	Movie Night
November	18	6:00 PM	Tuesday	Pinestone Annual Budget Board Meeting
November	19	7:00 PM	Wednesday	BINGO
November	26	7:00 PM	Wednesday	Movie Night
December	3	7:00 PM	Wednesday	Movie Night
December	10	7:00 PM	Wednesday	Movie Night
December	13	5:30 PM	Saturday	Holiday Party
December	16	6:00 PM	Tuesday	Pinestone Board Meeting
December	17	7:00 PM	Wednesday	BINGO
January	16	5:30 PM	Friday	Friday Night Social
January	20	6:00 PM	Tuesday	Pinestone Annual Board Meeting
January	27	10:30 AM	Tuesday	Speaker Series Event



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.

President:	Rick Pluse
Vice President:	Rocco Longo
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Board Director:	Tony Fischetti
Board Director:	Joe Tabbitt
Board Director:	Pete Girani

MANAGEMENT OFFICE – (941) 925-1813

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

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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.

Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD



PENDING



ACTIVE



*Source: MFRMLS data from 1/1/25-10/13/25

**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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