

December



From the President: Rick Pluese

This month I'd like to talk about the landscaping in the back of our condos around the patios.

There are standard viburnum hedges that were planted years ago when the buildings were initially built. These viburnum hedges are the responsibility of Pinestone to maintain. However, if an owner should choose to install additional plantings that are not viburnum hedges, it is the owner's responsibility to maintain the additional plantings. This summer, Yon and Martin had to trim down a thick jungle so a resident in building 17 was able to exit their condo via the sliding glass doors. Please be aware of maintenance when you consider what to plant behind your condo. A bad choice would be planting a bougainvillea. There are many varieties of bougainvilleas, some that will scale a building or tree to heights of 40 feet or more, or some that grow no higher than a couple of feet. Some bougainvilleas grow 2 foot overnight and some are very slow growers. On the corner of Breezeway Blvd. and Glenrose Way is an example of a low growing bougainvillea called Blueberry Ice. It has variegated leaves and blooms beautiful fuchsia flowers. Also, let me share a little lesson on bougainvillea blooming; in the summer when rain is plentiful, bougainvilleas bloom very little. That's where the variegated leaves come into play; the bougainvillea still looks very nice year round, even when not blooming. Then, in late fall and winter the drought arrives, and like magic the plant blooms until the rains return. Also, please keep in mind that bougainvilleas prefer full sun.

In the future if an owner fails to maintain the plants that they install, Pinestone will offer to trim them at a cost to the owner. Without some cooperation from the owner, we will take out the overgrown plants, also at a cost to the owner. It's not fair to our full-time residents who must live next door to an over-grown jungle.

As always, enjoy what we have here at Pinestone. We live in a beautiful, lively community.



From the Manager: Dan Pittaro

Another year has flown by. How I wish I could slow down time. It was a good year and a very productive year, both personally and here at Pinestone. I will defer the list of improvements and accomplishments at Pinestone until the January annual meeting.

2026 Budget:

As I mention this time every year, the preparation of the Pinestone Annual Budget is a massive, complex, and time-consuming process. I begin prep work in July and work straight through to the end of October. The neighborhood budget has 40 operating expense line items and 28 reserve accounts. The 26 buildings each have 4 reserve accounts for 104 more accounts. All of those 172 budgetary accounts must be interlocked yet budgeted separately.

I am happy and proud to report that 22 of the 26 buildings either had a 0% increase or a decrease in the 2026 budget. Overall, the average decrease was \$19.22, or 4%. Of the four buildings that went up, two increased less than \$10 a month. Buildings 10 and 22 had substantial repairs done due to water intrusion issues and went up slightly higher.

From the Manager: Dan Pittaro (continued)

The combined neighborhood budget went down nearly \$82,000 from 2025. The operating budget decreased by more than \$50,000, and the neighborhood reserves nearly \$32,000. The obvious major contributing factor to the decrease was a substantial decrease in our insurance package, particularly in the property coverage. It is worth noting that the insurance decrease was not at the expense of decreasing coverage. Insurance still represents 35.4% of the entire neighborhood operating budget.

Another major factor in the decrease was through Rick successfully negotiating the buyout of the employment contracts for Yon and Martin, and by purchasing the riding mower. By Rick buying out their contracts, it saves the neighborhood over \$40,000 a year. And the purchase of the riding mower will save the community \$16,000 a year. Pinestone is now self-reliant for all the landscaping, plus Yon and Martin are doing all but the most complex irrigation repairs. And the neighborhood never looked better! In addition to their landscaping work, they have saved the community thousands of dollars by doing various maintenance and repair work that in the past required hiring outside contractors. They have done drywall repairs, concrete work, filling holes in the roads and leveling roots in the parking areas, minor plumbing repairs in the clubhouse, and painting. Plus, they have been available to assist owners with projects in their units, which they do on their personal time after hours.

The building reserves also contributed to the decrease. The last two buildings, 13 and 16, have had their electric service replaced. We were able to pool the reserves in the buildings to cover the final costs but are now set for the next 20 years. The same holds true with the gutter project. We were able to add it to the roof reserve without a substantial increase and have a minimum of ten years to replenish the reserve. The fire sprinkler risers are almost completely replaced, and the painting budgets are fixed for the entire six years.

The 2026 budget includes the cost of performing the required milestone inspection. We are also going to prepare a revision of the mandatory SIRS report next year.

I would also like to mention that board member Joe Tabbitt, who is a retired electrician, has done an amazing job maintaining the post lamps and wall sconces throughout the neighborhood. Not only does he save the community hundreds of dollars doing the work that an electrician had to be hired for, but he does it quickly. At least once a month he walks the entire neighborhood at night and makes a list of the post lights that are out. Thanks Joe!



From the Manager: Dan Pittaro (continued)

Old business:

Electric Service replacement: The conversion and replacement of the electric service and meter banks for the entire 26 buildings is now complete. The neighborhood is set for the next twenty years or longer with modernized, high-quality components. Many thanks go out to Windemuller Electric and our point of contact Jurand Gronkowski for doing an amazing job completing the final 14 buildings in less than two months. It is not often that a contractor sets lofty expectations and then far exceeds them.

Gutter replacement: Kleen Rex has begun the replacement of the neighborhood gutters, starting on building 1. The project will take close to a year to complete. I will notify each building before construction is to begin.

Fobs update: Distribution of the new fobs will begin Monday, December 1. Two fobs per unit will be given out initially. Once the initial distribution is complete, I will then meet with individuals regarding additional fobs. You do not need to bring in your current fobs. You will continue to use them until the new readers are installed, expected to be during the week of December 8. Please send me an email if you want someone other than yourself to pick up your fobs.

I want to answer the most asked question: how long will my fobs work? They will work until the new fob readers are installed, which will be in mid-December. We will begin giving them out before this time so that as many people as possible will already have them in their possession. As always, there will be plenty of notices given. Temporary gate codes can be assigned to those who rely on fobs to get through the gate. **The headlamp transponders are not affected by the change and will continue to work.**

I hope everyone had a wonderful Thanksgiving celebrating with family and friends. Among the many things I am thankful for are the great friendships I have formed during my time at Pinestone, and for all the kindness and gratitude that so many have extended to me. Merry Christmas and Happy Holidays to all in the coming weeks. See everyone soon.



From the Editor: Julie Wallace

It's good to be back at Pinestone and catching up with the friends I've made since we purchased back in 2010. It's been 15 years! One of the best decisions we've made.



Speaking of time, this edition of the Pinestone Patter is my 21st edition. I took over in April, 2022 from Terri Kathman.

Thanks Terri for helping me get started and sharing with me all you knew.

We recently went to the VanWezel to see the "Grinch". We haven't been to that venue (I know it's been 15 years!), but what a great venue and the play was so colorful and alive. We also have memberships at the Mote and Marie Selby. Neither of which we have managed to get to since our return. We're looking forward to seeing the new Mote Aquarium at UTC. The structure from afar looks amazing.

Many of you have asked about my parents, which I always appreciate. They're doing ok. Dad is now 92 and Mom is 89. They are safe and being cared for - which is all we want for them.

I hope everyone had a wonderful Thanksgiving with your family or friends and the upcoming holiday season is just as great.



PATTER DEADLINE: The next Patter will be published at the end of December. The **deadline** for that issue will be **Friday, December 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



Hi Pinestonians,
Holiday Greetings to you all.

The **Awesome Breakfast**, which was held in November, was a feast of breakfast foods. Thanks to all who attended. I would like to give a big thank you to Toni and Bill for hosting.

Our **Holiday Party** will be held on **Saturday, December 13 at 5:30 pm**. Please bring an appetizer to share. There will be a sing-along and an ugly holiday shirt/sweater contest. Feel free to wear your ugliest and join the contest. Each year we collect items for Toys for Tots. Please place your new/unwrapped gift in the "Toys for Tots" box or under the Christmas Tree.

January will be a busy month at Pinestone so mark your calendars:

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

The **Welcome Back Party** will be held **Saturday, January 24, 2026**. The theme will be anything Disney. Music will be provided by DJ, Crew Entertainment for your dancing pleasure. We ask that you bring your beverage of choice and dish to share. The sign-up sheet will be posted in the Library on January 10. There will be a small entertainment fee of \$10 per person. This is the first party of the winter season and a fun time to be together again with new and old friends.

Lunch Bunch will be held on **Wednesday, January 28 at Tripletail Restaurant at 12:00 pm**. Sign up sheet will be posted on January 14.

Our **Speaker Series** will resume on **Tuesday, January 27 at 10:30 am**. The topic will be "Understanding and Improving Memory Part II".

'**Classic Money Movies**' will begin on **January 12**.

Book Club will be held on **Thursday, January 22 at 11:00 am**. The book to be discussed is "The Goddess of Warsaw" by Lisa Barr.

For those people who are new to our community, **WELCOME!** Please look at our monthly calendar of activities that are not listed above, like Water Aerobics, Tennis, Pickleball, Kalooki, Left Right Center, Bingo, Hand & Foot Card Game, Bocce, Mahjong and others.

The Social Committee wishes everyone a Happy Holiday Season.

RoseAnn Buglione, Chairman

Here's some good news, Pinestoners:

The ever-popular 'Classic Monday Movies' returns to Pinestone in 2026 for its 14th season in the clubhouse theater! Hosted by Bill Muzzillo (retired professor of Lit & Film), this weekly activity will present a total of 12 films, starting MONDAY, JANUARY 12 and continuing every Monday evening through March. Each of these films is considered an American 'classic' and has not been seen on the big screen in decades! We're talking drama, comedy, action, romance, an occasional musical, a mystery or two...something for everyone! Prior to each screening, Bill will give audiences a brief overview of the film and its significance in the canon of American cinema. (As always, people like to remain for a few minutes after each film to exchange comments and ideas about what was shown.)



Beginning on **MONDAY, JANUARY 12**, the festivities will begin promptly at 7:00 p.m. in the theater, and be accompanied by free popcorn, beverages, and the famous traveling candy bowl. A suggested donation for each screening is \$1.00 per person, to cover the cost of the goodies. (Clearly, the best bargain in town!) Mark your calendars accordingly, and be sure to get to the theater early for a good seat! Check out January's edition 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.



Line Dancing Class will begin Friday, January 9th, and continue every Friday thereafter from 10:30 - 11:30 a.m. in the Clubhouse until April 10th. The class is a beginner level and is free of charge. For more information, please contact Carol Johnston at 518-332-0538



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.

HALLOWEEN PARTY



UPCOMING EVENTS

Month	Date	Time	Day	Event
December	3	7:00 PM	Wednesday	Movie Night
December	10	7:00 PM	Wednesday	BINGO
December	13	5:30 PM	Saturday	Holiday Party
December	16	6:00 PM	Tuesday	Pinestone Board Meeting
December	17	7:00 PM	Wednesday	Movie Night
January	16	5:30 PM	Friday	Friday Night Social
January	20	6:00 PM	Tuesday	Pinestone Annual Board Meeting
January	22	11:00 AM	Thursday	Book Club
January	24	5:30 PM	Saturday	Welcome Back Party
January	27	10:30 AM	Tuesday	Speaker Series Event
January	28	Noon	Wednesday	Lunch Bunch - Tripletail Restaurant



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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Vice President:	Rocco Longo
Secretary:	Brian Fagan
Treasurer:	Jon Linton
Board Director:	Tony Fischetti
Board Director:	Joe Tabbitt
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Monday through Friday
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Community Association Manager: Dan Pittaro
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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

6

PRICE RANGE

\$255,000-\$335,000

PENDING

1

PRICE RANGE

\$294,900

ACTIVE

8

PRICE RANGE

\$249,900-\$339,000

*Source: MFRMLS data from 1/1/25-11/17/25

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

Recent Reviews from Customers:

"We are very pleased to recommend Mr. Robert Agnello as a REALTOR®, especially when buying or selling at Pinestone. He was the listing agent when we bought our property at Pinestone in 2017, and we chose him as our listing agent when we decided to sell the property this year. At all times Mr. Agnello was diligent in holding open houses as and when necessary, showing the property, and in communication with us at all times. He is realistic in conveying expectations, rather than just saying what the client would like to hear. We have no hesitation in recommending him as a REALTOR® and are confident that you would be satisfied with his services."
Dr. Sanjeev Phukan Unit 1821

"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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8330 Glenrose Way #1610

Carolyn recently moved to Pinestone after 44 years on Siesta Key! She is excited to embrace the Pinestone lifestyle and is available to provide real state services ..

Carolyn has worked as a Sarasota-Manatee realtor for 20 years and is a part of a family team-THE FRANCIS GROUP.

She is active in the Greater Sarasota Area- In 2009 she formed Sarasota Walkers Meetup to help newcomers, clients, and all walkers, an opportunity to get to know the neighborhoods, beaches, preserves, and urban areas.

Carolyn, excels in knowledge, communication, marketing and skilled negotiation.

**Get to know her-testamonials:
<https://carolynfrancis.exprealty.com>
<https://thefrancisgroup.net>
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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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