

January:



Vol. XXVIII, Issue 1

January 2026

From the President: Rick Pluese

Happy New Year to all! What will 2026 bring to Pinestone? To start the New Year, we have board member elections. There are four positions opening up with five candidates running. Three of the candidates are up for re-election and we have two new candidates joining the mix. A well balanced board should work together to maintain Pinestone's attractive physical appearance as well as maintain a strong fiscal status, while still making continued improvements and upgrades. Please make sure you vote! The future of Pinestone depends on the decisions made by those who sit on the board.

We all hope for another year with no hurricanes. As you all know, hurricane clean-up and repairs are costly and can be very damaging to our landscaping and buildings. We at Pinestone are very lucky to have Yon and Martin who will save us considerable money in clean-up and repair costs to our community should any hurricanes occur.

Speaking of Yon and Martin, Pinestone is the only condominium complex in Palmer Ranch that has two full time, very talented staff members. This allows us to be independent of some costly outside service vendors. This is one reason why Pinestone has one of the lowest monthly condo fees in Palmer Ranch while having more amenities than most other condominiums in our area. We have much to be thankful for having Yon and Martin! Next time you are out and about, please notice how great our property looks. I can assure you that if I am re-elected in January to serve on the board again, even more improvements and upgrades will be made.

From the President: Rick Pluese (continued)

Please also take some time to walk around Pinestone and get to know some of your neighbors and enjoy what we have here at Pinestone. It is truly special. I hope 2026 will bring fond memories to all!

From the Manager: Dan Pittaro

Pop the cork, drop the pineapple, and let's start a great new year! As I wrote last month, time flies so quickly these days. With each new year comes the hope for something special to happen. Good health, great memories, fun times. Another Super Bowl. (Sorry, I couldn't resist!) Here's hoping for all of that and more for everyone.

I would like to briefly touch on some points I made at the December board meeting:

Fobs: By now, most of the fobs have been distributed, except to those who have yet to make it back to Pinestone. I expect to see many people upon my return. Please give me a day to recuperate and stop in beginning Tuesday the 6th for your fobs. The system has been working well so far with only a minor tweak here and there.

Gutter update: The gutter installation is progressing slowly but surely. The project is likely to take a year to complete due to the size of the buildings. But the work is long overdue.

2026 Assessment coupons: As I announced at the December meeting, there was an error in the printing of the 2026 coupons. A corrected mailing should already be on the way, and I am told the autopay amounts have been adjusted. The correct amount for each building's monthly assessments was the amount found in your November budget mailing. If you don't still have it, you can check the amount on the Pinestone website owner page.

Annual Meeting Explanation: The second mailing for the annual meeting is in the mail. It will contain the proxy ballot, which is required for a quorum to be reached. I can print a copy of the package for anyone whose mailing went up north. For the annual meeting to be held, we must receive a majority of owner responses, with a minimum of 156 proxies required. If a quorum is not reached, the meeting must be postponed for a month, costing the neighborhood thousands in unnecessary mailing costs. Please mail or drop off your proxy at your earliest convenience, so we can establish a quorum before the meeting.

From the Manager: Dan Pittaro (continued)

There are two questions on the proxy that are very important to the community. It is important to understand their meaning. I think everyone has a clear idea of the carryover question based on the overwhelming historical vote. Simply put, voting yes to the carryover question avoids having to pay federal income taxes if there are any excess funds left over at the end of the year.

There is still misinformation and misunderstanding on the cross-utilization of reserve funds question. The simple explanation is this: there are 132 separate reserve line items. 104 for the 26 buildings, and 28 for the neighborhood. A yes vote on this question allows for the pooling of reserve funds for each of the 26 buildings, and for the 28 line items on the neighborhood reserve budget. By allowing the pooling of reserves through the cross utilization vote, we were able to complete the conversion of the electric service on the buildings and is funding the gutter replacement project among other projects. And remember, voting yes does not give the board power to transfer reserve money from one building to another. Each building's accumulated reserve funds can be spent on that building only.

By voting no on the cross-utilization question, if any one of the reserve line items has costs that exceed the budget, it will necessitate the passing of a special assessment that must be paid in full in 30 days. Or the work cannot be performed.

There will be an election this year for the board. There are five people running for the board of directors, with four positions open. Being on the board of directors is a big responsibility. You have to make informed decisions affecting the neighbor, sometimes difficult decisions. You will be asked to assist residents, answer questions, and be on emergency response after hours. But the reward is looking around and taking pride in your surroundings.

There are two ways you can cast your vote. Both will be explained in the second mailing. The first is the traditional three-envelope method. You must follow the directions explicitly for your vote to be counted. Once you have correctly utilized the three envelopes, you can either mail your ballot to Progressive, drop it off at my office, or bring it to the meeting. The third option is the least desirable, as we would like to pre-count the ballots ahead of the meeting. This year you may also cast your ballot electronically. There will be a separate form with instructions for this option. Keep in mind that if you choose to vote electronically, your vote will not be secretive.

Thanks again to everyone who gave so generously towards the staff Christmas fund. It was greatly appreciated by all. I hope everyone had a wonderful holiday. I look forward to seeing everyone again soon. Cheers!

From the Editor: Julie Wallace

Happy New Year. I am wishing this coming year of 2026 proves to be a better year (for me anyway) than 2025. That was quite a rollercoaster!



With more people heading back to Pinestone, please be aware of your surroundings. I'm referencing the stop signs, speed limit, etc. To remind everyone, the main intersection just inside the complex is **NOT** a 4-way stop. The traffic coming into the community from McIntosh has the right of way. I recently saw a resident coming up Players Place, not stopping at the intersection of Players Place and Glenrose Way and nearly ran into the vehicle coming in from McIntosh.

The January calendar is filled with so many things happening. The newest addition is the Ladies Color Book Club. Sounds like fun and a great way to meet new people or enjoy time with those you already know. The Welcome Back Party, Friday night socials, BINGO, Monday Movies, card games, dice games, water aerobics, pickleball, tennis, bocce, and dancing. **OH MY.** So much to do. Isn't this why we love the Pinestone lifestyle?



PATTER DEADLINE: The next Patter will be published at the end of December. The **deadline** for that issue will be **Monday, January 19, 2026**. 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**



It's Finally Over -

By: Tony Fischetti, Board Member

November 20, 2025 was a significant day for all of us at Pinestone. There wasn't any celebrating or fireworks of any kind and except for just a few of us. It passed quietly as any other day. To the management and the board of directors of our community, it represented the end of an eight-year project that started in 2017. When building 14 experienced a power failure that same year, their entire electrical service had to be replaced.

The Florida salty humidity had deteriorated the enclosures and buss bars beyond repair. It then became clear that all 26 buildings had to eventually be done, so we established a line item in the budget for that purpose. During that period of time, most of our board members and management had turned over. The project kept moving forward and was then overseen by our then-new property manager Dan Pittaro and current president, Rick Pluese along with our board of directors. Coordinating all of this work with FP&L, electrical contractors, and individual unit owners was, through two recent hurricane seasons, a challenge in itself. It could be quite stressful at times when things didn't always go as planned. The project was finally completed in its eighth year on the above date. We now have a reliable state of the art service equipment on all of our buildings that will last for many years to come.

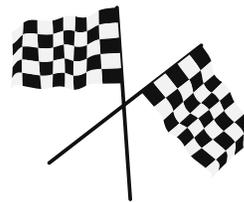
A special thanks to all who were inconvenienced and patient during the power change over and to Rick who oversaw this project and was out there all hours of the day and night. IT'S FINALLY OVER....

Just some of the many other projects worth mentioning that were done in that same time frame are:

- New stadium, pool, and tennis court lights
- Underwater pool lighting, new pool furniture, and decking
- All of the interior and exterior lighting around the clubhouse & mailboxes
- New mailboxes and our front entrance palm trees and shadow lighting
- New security lighting behind the buildings
- New landscaping, shrubs & palm trees
- New grill and picnic area

It's Finally Over -

By: Tony Fischetti, Board Member (continued)



As of 2025, we have two full-time employees, a new lawn mower and a back up generator that will keep the clubhouse and our garbage area working in the event of an emergency.

Dollar for dollar Pinestone remains the best value on Palmer Ranch.





Hi Pinestonians,

Another year!!! We have a busy and exciting season of activities planned for you. Everyone is welcome and encouraged to join in. You may be a full-time resident, seasonal resident, or a renter, it doesn't matter, everyone is welcome.

First a very **BIG** thank you to **Nancy McGill** for hosting the Holiday Party. It was a fun evening with great food and sharing the holiday spirit with our neighbors. Thank you to **Dave Clark** for providing the vocal music and thank you to those who brought gifts for Toys for Tots.

Line Dancing will begin on **Friday, January 9 at 10:30 am** in the Clubhouse.

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 casual evening to meet and socialize with your neighbors.

Classic Monday Night Movies will begin on **January 19 at 7:00 pm**. Look for the weekly movie poster announcing the film in the foyer of the clubhouse.

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.

The **Welcome Back Party** will be held on **Saturday, January 24 at 5:30 pm**. Music will be provided by DJ, Crew Entertainment for your dancing pleasure. We ask that you bring your beverage of choice and a 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.

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

Lunch Bunch will be held on **Wednesday, January 28, at Noon** at **The Tripletail Restaurant**. Sign-up sheet will be posted on January 14.

The Social Committee wishes everyone a very Happy, Healthy New Year.

RoseAnn Buglione, Chairman

'Classic' Monday Movies at Pinestone

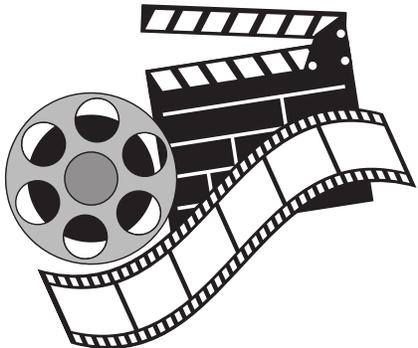


The new year 2026 will bring all kinds of activities and celebrations to Pinestone, and among those is the fourteenth continuing series of 'Classic' Monday Movies in the clubhouse theater. Hosted by Bill Muzzillo, retired professor of Literature and Film, this season will highlight classic American films, none of which have been seen on the big screen in decades. Before each screening, Bill will offer a brief overview of the film and its significance in the canon of American cinema. Audiences are always encouraged to remain for a few minutes after each film to exchange comments and ideas about what was shown.

The Classic Movies will begin on Monday, January 19. Each film will start 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. (Best bargain in town!) Plan on joining Pinestone friends and neighbors for another season of classic films each Monday night. Mark your calendars accordingly, and be sure to GET THERE EARLY for a good seat. Again, showtime is 7 p.m. sharp!

MONDAY, JANUARY 19 - "*City Slickers*" (1991) One of the greatest comedies of the early '90's (and an Academy Award winner, to boot!) "*City Slickers*" was one of the biggest hits of that year. Billy Crystal was never funnier, and the great Jack Palance even earned an Oscar for his incredible comedic skills. Here's a great way to open our 'Classic' series.

MONDAY, JANUARY 26 - "*The Poseidon Adventure*" (1972) American cinema in the 1970's was highlighted by exciting, disaster-adventure films, and "*The Poseidon Adventure*" was one of the best! Gene Hackman, Shelley Winters, Ernest Borgnine, Carol Lynley, Red Buttons (and many more) star in this thrilling, award-winning film to be shown on Pinestone's big theater screen. It'll be quite an evening!!



New Event:

Ladies Color Book Club

Great opportunity to talk, laugh and meet new people. Bring a coloring book and pencils or markers. This will be held the second Monday of every month - first one is the 12th of January.



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.



STOP at the STOP SIGNS

Each day, more and more people make their way into the Pinestone Community, and this means more traffic. Please obey the signs posted throughout the community - STOP, speed limit, no turn left out of the mailbox area. All of these signs are for a specific reason - SAFETY.



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 – \$35.00 per issue
- Business ads for 1/2 page - \$65.00 per issue
- Business ads for FULL page - \$120.00 per issue
- Personal ads, limited to 25 words –\$10.00 per issue

All payments are handled through Dan Pittaro in the Management Office.

President:	Rick Pluese
Vice President:	Rocco Longo
Secretary:	Brian Fagan
Treasurer:	Jon Linton
Board Director:	Tony Fischetti
Board Director:	Joe Tabbitt
Board Director:	Pete Girani

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

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



**Introducing, CAROLYN FRANCIS
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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:
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Sarasota Home Realty

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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

7

PRICE RANGE

\$255,000-\$335,000

PENDING

3

PRICE RANGE

\$249,900-\$270,000

ACTIVE

8

PRICE RANGE

\$269,800-\$385,000

*Source: MFRMLS data from 1/1/25-12/15/25

**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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