

APRIL/MAY



From the President: Rick Pluese

This month, let's ask, what makes a condominium association run exceptionally well? An exceptional condominium doesn't happen by accident. It's the result of strong governance, thoughtful planning, and a community that balances individual ownership with shared responsibility. While many condos work well, the exceptional ones stand out for consistently delivering a high-quality living experience, protecting property values, and fostering a sense of peace among residents.

At the heart of any exceptional condo is effective leadership. A board of directors sets the tone by acting ethically, and in the best interest of all owners. They make decisions based on long-term value rather than short-term convenience and avoid unnecessary conflict.

Exceptional condos handle day-to-day operations efficiently. This includes timely financial reporting, prompt maintenance response, vendor oversight, and compliance with governing documents. Problems are addressed early and not ignored.

Financial health is another factor. Exceptional condos maintain well-funded reserves, follow realistic budgets, and avoid deferred maintenance. Reserve studies are updated regularly, and any assessments, if needed, are communicated in advance.

From the President: Rick Pluese (continued)

Maintenance and appearance also play a major role. An exceptional condo community is clean, well-kept, and proactive about repairs. Landscaping is maintained, common areas are inviting, and infrastructure is cared for before it deteriorates. This not only improves daily living but often enhances property values.

Exceptional condo communities evolve with changing needs, whether that's updating amenities, adopting new technologies, or adjusting policies to reflect modern living. They don't remain stuck in outdated practices simply because "that's how it's always been done."

Finally, exceptional condos think long term. Every decision, from budgeting to rule-making, is made with sustainability and future value in mind. This forward-thinking approach ensures that the property remains desirable not just today, but for years to come.

Pinestone is not perfect, but if you compare the above points to Pinestone, it sure looks like we are headed in the right direction. Pinestone is a special place to live. Get out, make new friends, and enjoy what you have here.



From the Manager: Dan Pittaro

May is right around the corner. May and June are my two favorite months in Florida. The sun is shining, the temperatures are not too hot, and the rainy season has not yet started. It is the perfect time for golf, the beach, or just going for a long walk. May and June are also great for hockey fans, since there is nothing more exciting in professional sports than the hockey playoffs.

The gutter replacement project is moving along nicely. The contractor is up to building 10. They are adding additional downspouts as needed. It will be a big improvement to the buildings when completed.

Buildings 15 and 16 have been painted. Buildings 20 and 22 will be painted next, along with the clubhouse, pool gazebo, and the trash corrals. The stairs for the four buildings will be done last. Second-floor residents will receive ample notice before the painting is done.

From the Manager: Dan Pittaro (continued)

Here are a few notes and reminders:

If anyone has any questions regarding their Pinestone account, or if you received a late payment letter from Progressive, please contact me first. I will be able to give you information faster and can most often help answer any questions. Sometimes the letters are just a matter of timing when your payment was posted.

If you leave a car on the property when you return north, there must be a way for the association to move the car in your absence. You must leave a set of keys in the unit or have someone local who can move it on request.

When parking your car, whether under a carport or in an open space, do not block access to a unit's sidewalk. Be sure to park far enough back so that the resident does not have to walk across the grass to reach the sidewalk.

As a reminder, residents are permitted to have one or two cars. A third car is permissible only with written authorization from the board. One car can be parked under the carport; the other must be in an open space. All open parking spaces are unreserved and can be utilized by any resident or guest, regardless of where they are staying. Residents are prohibited from attempting to control or restrict open spaces in front of their unit.

All guests must be registered with a guest registration form if the owner is not present. All overnight guest cars and rental cars must have a parking pass.

All documents that may be requested when renewing your homeowner's insurance policy are on the Pinestone website. On the home page, go to Community Information, then Forms and Applications. Here you will find the neighborhood certificate of insurance, fire sprinkler and fire monitoring inspection letters, and an application to request a personalized certificate of insurance. Wind mitigation reports for the 26 buildings have their own link on the home page.

Please be sure to clean the grills after use, and be sure to turn off the gas when finished. There have been a couple of instances when the gas was left on after use.

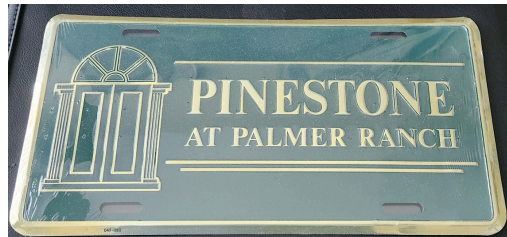
There is an orange can in the clubhouse labeled Ending Hunger. Please feel free to leave unopened canned goods or paper products to help feed the hungry. All donations remain in the community, so your gifts are helping those locally in need.

From the Manager: Dan Pittaro (continued)

Another reminder, please do not leave any alcoholic beverages in the clubhouse or clubhouse refrigerator.

To help people distinguish between a one-call message and an office phone call, the office number (caller ID) is 941.925.1813. The caller ID for a one-call message is 941.925.1833. Both numbers should be stored in your phone contacts.

I recently discovered a limited number of Pinestone license plates. If anyone would to have one free of charge, stop by my office. First come first serve until they are gone.



I hope everyone has a wonderful spring, whether here in Pinestone or back home up north. Take care everyone.



PATTER DEADLINE: The next Patter will be published at the end of July. The **deadline** for that issue will be **Wednesday, July 22, 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**



Hi Pinestonians,

The winter season has come to an end, and what a season it was! Your social committee worked hard. They are volunteers who take great pride in our community and I would like to recognize them.

The Pub Quiz was a fun and challenging night of trivia thanks to our hosts Coleen and Steve Greecher. Congratulations to the 1st place team, The Pinestoners. Tied for 2nd Place were the Wolf Cubs and Rookies. We can't wait until next year to see what new trivia challenge they have for us.

The Pool Party with our Famous Pinestone Barbecue was a huge success, with 145 people signing up. I want to thank Kathy Broadhurst and Renee Fagan for volunteering to host and making this event possible. There were many helpers like Coleen Greecher, Jill Notter, Bob Rung, Diane Steiger, Becki Linton, Cathy Collins, Renae Montgomery, Nancy McGill, Ruth Robenalt and our grillers Dave Notter, Brad Wegman, Tony Steyer and Jon Linton. Big thank you to you all.

The Speaker Series brought some timely and very interesting topics this year. The committee is working on new topics for next year. Our January Speaker Series topic will be "Healthy Eating, Exercising & Nutrition". Thank you to Tom Consolti, Kathy Broadhurst, Donna Wainright and Coleen Greecher.

Our last Lunch Bunch was held at Bonefish Grill. I would like to thank Terri Rung for finding and arranging our monthly Lunch Bunch outings.

A big thank you to Liz Collister for Water Aerobics & Sunshine Lady; Carol Johnson for Line Dancing; Bill Muzzillo for Classic Monday Night Movies; Mary Strevel for Book Club and the next book for the January 2027 meeting will be *Broken Country* by Clare Leslie Hall; and Renee Fagan for maintaining our Pinestone Facebook Page.

Thank you to the March Friday Night hosts Karen and Steve Sever and Shirley and Mike Collister.

Thank you to Dan Pittaro, Rick Pluese and the Pinestone Board for all your support.

Thank you to Julie Wallace for creating the Pinestone Patter. You keep our community connected and informed.

Social Committee (continued))

The last thank you is to the Pinestone residents for attending all our events and making Pinestone the special community it is.

The Northeast Reunion will be held on Sunday, August 2nd at 12:30 pm in Tanglewood in Lenox, Mass. The main performer will be Joshua Bell with the Boston Symphony Orchestra. After the concert, we go for dinner at the Morgan House in Lee, Mass. Everyone is welcome to attend. If you are interested, please contact me at robug323@aol.com.

The Social Committee wishes everyone a wonderful summer.

RoseAnn Buglione
Chairman



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.



The Brown Bag Lunch on Saturday, April 11 was a success with 26 people in attendance. Here are the winners of the "raffle".



Another season of line dancing wraps up.



LINE DANCING - 2026

Resident "SPOTLIGHT"



Ron Adams - resident for 26+ years
Ron purchased his bicycle on February 19, 2000, from a bike shop downtown called Bikesenjava. The bicycle is a Dino Glide Bicycle and he paid \$245.00. The furthest point from Pinestone Ron has pedaled was downtown once the Legacy Trail opened in that direction. That's a 20 mile round trip! Chris Williams gave Ron a small light to hang on the front handlebar so when he rode at night, "they could see him coming". Joe Adamany gave Ron a taillight that blinks so he is more visible at night. Ron has replaced several seats, handle grips, pedals and is on his second set of tires. At the 5,000 mile mark, the bicycle got a full check up.

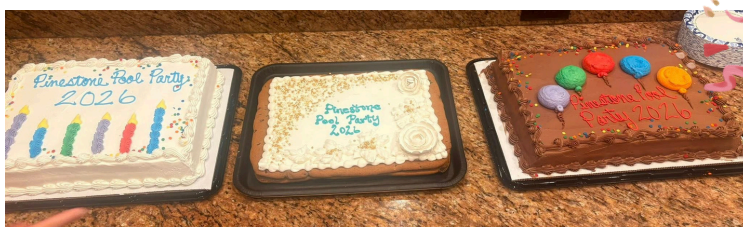
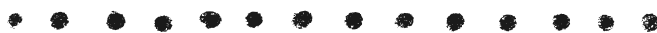
As of Wednesday, April 23, Ron has **8,500 miles** on the bike!

Great achievement Ron - the Pinestone Community salutes YOU!

With Gratitude from Sue Zabitchuck – As many of you know, I recently underwent knee replacement surgery. When I decided to have the surgery here instead of in the Boston area, it was due to several factors. 1) The credentials and skills of the surgeon. 2) Recovering in a condo with one floor vs. our house up north with multiple staircases would be easier--plus the weather here this time of year is much more conducive to my getting outside to walk as part of my physical therapy. 3) The severity of my knee collapse and the resulting pain. A huge factor in my decision was the Pinestone community. I knew I could count on my neighbors to help out during my recovery if we needed assistance. Not only did the community step up, but it exceeded anything I could have ever hoped for. It has been like Christmas and my birthday rolled into one. I cannot count all the flowers, plants, delicious food, baked goods (both from the bakery and homemade-- and all were excellent and some of my favorite treats), truffles (as one resident noted to me, chocolate cures all), lavender scented soap (which is calming, and I needed that to get me through the first few weeks), offers to cook dinner and much more. The trips to Publix to pick up items we needed as well as the walks for Walle were greatly appreciated. Neighbors lent me a walker and a shower stool and both were much needed. What I valued most throughout the past month was the moral support and encouragement, without which my recovery would have been much more difficult. From the visits to the hugs, to the supportive words regarding my day-to-day progress, I sincerely cannot thank you all enough for all you did to raise my spirits and let me know you got my back. To quote someone, it takes a village and the village of Pinestone united as one to be our support network. Marty, Walle, and I will always be grateful.



Denim or Blue - Friday Night Social



QUIZ TIME! 2026



OUR HOSTS: Steve & Coleen Greecher

Tied for



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:	Paula Testa
Treasurer:	Jon Linton
Board Director:	Mark Leach
Board Director:	Joe Tabbit
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

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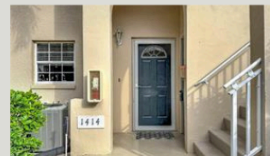
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"Thank you so much for the great job you did! We felt confident in your answers to all of our real estate questions due to your many years of experience. Your knowledge of Pinestone & its regulations made for a smooth closing. Even when we were on 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

”

Brian McGreevy BROKER/OWNER

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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

7

PRICE RANGE

\$249,900-\$330,000

PENDING

4

PRICE RANGE

\$265,000-\$315,000

ACTIVE

7

PRICE RANGE

\$249,000-\$339,000

*Source: MFRMLS data from 1/1/26-4/15/26

**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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