

JUNE/JULY/AUGUST



From the President: Rick Pluese

With hurricane season underway through the end of November, we want to share some important updates and suggestions to help keep everyone safe and comfortable during potential power outages.

- **Clubhouse Generator:** The clubhouse generator is fully operational and ready for use in the event of a power loss. It is capable of running the entire clubhouse, including all air conditioning units, lights and televisions, gym, movie theater and trash compactor. Fortunately, we have not yet needed to use it, but it is in place should the need arise.
- **Portable Power for Your Condo:** You may want to consider purchasing a portable electric power station for your condo. These units do not require gasoline, are quiet (no engine noise), and can be safely used inside your condo. There are many brands available. As an example, one option is the Anker Solix F1200 Portable Power Station (1800 watts), which measures approximately 18.2" x 11.3" x 9.3" and weighs about 44 pounds. After inputting our refrigerator's make and model and the power station's specifications into ChatGPT, the estimate was that this unit could run a standard refrigerator for 10–18 hours, depending on how often the door is opened. A power station like this can also run a CPAP machine, coffee maker, TV, fans and lights, phones, tablets, and most small appliances. When the power station is depleted, you can bring it to the clubhouse, plug it in, and it will fully recharge in about three hours.

From the President: Rick Pluese (continued)

- **Cooling Options During an Outage:** Smaller-wattage generators or power stations can run modern portable air conditioning units designed to hang on a wall. These are lighter and more convenient than old-style window units. Prices currently range from about \$129 to \$600, depending on features and capacity. Using a portable AC unit with a power station in your bedroom can make a big difference in comfort and help you get a decent night's sleep during an outage. Otherwise, residents are always welcome to seek relief in the cooled clubhouse.
- **Starlink Installed in Clubhouse:** New this year, we have installed Starlink satellite internet in the clubhouse. This will provide a reliable way to communicate with family and friends if cell towers are down, internet access to check email and messages, the ability to watch news and storm updates on the clubhouse TVs. When Hurricane Milton hit Sarasota in 2024, many of us experienced several days without cell phone service and could not contact our families. Starlink is intended to prevent that situation from happening again.
- **Hurricane Windows for Critical Areas:** We have also installed hurricane-impact windows in the office and library. This added protection helps safeguard security equipment, computers, resident and vendor files. In a severe hurricane, protecting these systems and records will save months of recovery work and help us resume normal operations more quickly.

These measures are in place for your safety, comfort, and peace of mind. Please consider your personal backup power and cooling options now, before a storm is on the horizon.

Your board members continue to make Pinestone a special place to live. Get out of your condo and make some new friends. Enjoy what we have here at Pinestone.



From the Manager: Dan Pittaro

Greetings everyone. We are approaching the midpoint of the summer of 2026. The north has had extremely high temperatures, while southwest Florida has experienced unusually high temperatures and continued drought conditions. The past couple of weeks has given us more seasonal amounts of rain, which the Pinestone landscaping has really appreciated!

The FIFA World Cup gave us many thrilling games over the three week period. Congratulations to the dominant team and World Cup champions from Spain, La Roja, who amazingly gave up only one goal in eight games! They showed skill, class, and good sportsmanship throughout the tournament.

The summer has been quite productive at Pinestone, and much is happening. Here is a summary from the last board meeting:

Gutter update: The gutter project is halfway done. The contractor is working on building 14. Weather delayed the installation at building 14 last week. Hopefully the summer rain will cooperate and not cause too many delays.

Fitness Center update: The replacement of the fitness center equipment is complete. We now have state-of-the-art equipment that will last for years. The entire project was funded with reserve money. Come out and give the new equipment a try.

Bulk Trash and Recycling: Despite all of my reminders, 6 new signs posted on every recycling and trash corral door, and new resident orientation meetings, people are still ignoring the rules for disposing their trash. Bulk trash has continued to appear in the recycling corral, a program that ended April 2025. Since then, I have repeatedly reminded everyone that the program has ended. Lately, lazy people have been throwing trash in the recycling bins instead of taking them to the compactor. Please respect the rules and follow directions.

The state mandated **Milestone Inspection** was recently completed. This was a visual inspection of the 19 three story buildings to check for any visual structural damage. I am happy to report that the neighborhood easily passed the inspection and will not require a phase two inspection. Copies of the summary report, the full inspection report, and individual reports of the 19 buildings will be posted on the website. A copy will be posted on the community bulletin board in the clubhouse. As required by the state mandate, a copy of the two page summary report will be mailed to all of the owners.



From the Manager: Dan Pittaro (continued)

Also included in the mailing is a form for you to **consent to receive official documents and meeting notices by email**. If you consent, it is important that you respond as soon as possible. There is a return envelope in the mailing. After completing the consent form, you can either use the return envelope, email it to pinestonemgr@gmail.com or fax it directly to me. My fax number is 941.927.9763.



There is also a fillable PDF form posted to the website. It can be found under **Community Information/Forms and Applications**. You can fill in your information, save it to your computer, then email it to the email address above. Be sure to type in your name in the signature box to signify your approval.

Giving consent to receive emails will get you the official documents faster, will be a more reliable way to reach you both while you are here and when you return home, and it will save the association money in unnecessary mailings and lost documents.

I urge you to strongly consider the consent to receive official documents by email. Both you and the community will benefit. Feel free to give me a call if you have any questions. Thank you.

Change of banks: At the special board meeting on July 16th the board voted to change banks from Centennial Bank to Truist Bank. The reason we had to change banks is that Centennial Bank is no longer supporting condominium associations. Since last October they stopped enrolling new autopay clients and are terminating all existing autopay customers this coming October. The operating account and reserve account at Truist have already been opened. New coupon books have been ordered and will have a September 1 start date.

I uploaded the Truist Association Pay (ACH) Form on the website under **Community Information/Forms and Applications**. This fillable form is to be used to set up autopay with Truist. The new coupons will have your Serial # (account number) and your bill pay number, your unique personal identification number. I will post the bank number once the coupons have been received.

The bank has an owner's portal where owners can self-direct their monthly assessment payments and create their own autopay account. You can also make payments or create an autopay on the Progressive owner portal at pcmfla.com. I strongly recommend setting up your Progressive owner portal if you haven't done so already. Contact me if you need any help.

From the Manager: Dan Pittaro (continued)

And of course, you can just mail in a check with your new coupon. All current owners that have autopay set up at Centennial will have their payments cancelled on September 20th by PCM. All owners should be making payments to Truist by October 1. Again, please contact me if you need any help.

Amendment to the Declaration: I have been working on an update to the neighborhood Rules and Regulations. I sent my draft to Kevin Wells, attorney for the association, for his review. He pointed out that there is language in our Declaration of Covenants that says: "In order to keep a pet on the premises, prior approval of the Board of Directors must be obtained." I told him that I have no such approval for any pets currently on the premises. He replied that since the requirement has not been enforced, it could make the entire pet policy unenforceable, most notably the 30-pound weight limit restriction. He recommended that the association record an amendment to the declaration removing the inspection requirement. Any amendment to the association governing documents requires a majority vote by all of the members. If a motion is passed by the board, a proxy ballot will be mailed to everyone to vote to approve the amendment. It is important to pass the amendment for the safety and security of the neighborhood and its residents. Please take it seriously and send back your proxy as soon as possible.

Patio cleaning: There is long-standing confusion about who is responsible for the cleaning of the unit patios, the association or the unit owners. At one time a past board cleaned the patios at the board expense. Ultimately, I put the question to Kevin Wells, our association attorney. He advised me that an amendment for the association to assume the responsibility for patio cleaning was put to a member vote and was not approved. He said there is language in our Declaration that establishes that unit owners are responsible to maintain their patios, including cleaning. Yon and Martin are available for hire to clean your patio at a cost of \$50, which will be done after hours. Or you can hire a contractor of your choice. You can send me an email if you want to arrange for Yon and Martin to clean your patio.

Enjoy the rest of your summer. Here's wishing for good weather, more needed rain, no hurricanes, and the Phillies meeting the Rays in the World Series.

Be safe and be well.





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.



At the end of 2026, Betty Lorenzo, who organizes social activities April through November is stepping down from this position. **Are you interested in taking over the task?** Betty is available to share her knowledge of how she has organized these events.

Thank you Betty for your 5 years of dedicated service to our Pinestone Community,.



CINCINNATI CHILI



ACTIVE: 30 min | TOTAL: 2 hours | SERVES: 8

4 Tbsp extra virgin olive oil
2 sweet onions, finely chopped, plus more for topping
2 lbs. ground beef chuck
Salt/Pepper
4 cloves garlic, minced
1 15-ounce can tomato sauce
2 medium tomatoes, diced
¼ cup apple cider vinegar
¼ cup chili powder
2 Tbsp paprika
1 Tbsp ground cinnamon
2 tsp ground cumin
½ tsp ground allspice
¼ tsp ground cloves
¼ tsp cayenne pepper
1 lb. spaghetti, cooked
Pinto beans and grated cheddar cheese, for topping
Oyster crackers for serving

- Heat the olive oil in a large, heavy pot over medium-high heat. Add the onions and cook, stirring until translucent. About 5 minutes. Transfer to a plate.
- Add the ground beef to the pot, sprinkle with ½ tsp each salt/pepper and cook, breaking up the meat with a wooden spoon, until no longer pink, about 4 minutes.
- Remove from the heat and return the cooked onions to the pot; stir in the garlic.
- Combine the tomato sauce, diced tomatoes, vinegar, chili powder, paprika, cinnamon, cumin, allspice, cloves and cayenne pepper in a bowl – then add to the pot along with 1 cup water and stir to combine.
- Bring to a simmer over medium-low heat and cook until the chili is slightly thickened – about 1 hour, 30 minutes.
- Put the cooked spaghetti on a plate, top with chili, then onions, beans and cheddar cheese with crackers on the side.



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PATTER DEADLINE: The next Patter will be published at the end of September. The **deadline** for that issue will be **Monday, September 21, 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**

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.

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Vice President:	Rocco Longo
Secretary:	Paula Testa
Treasurer:	Jon Linton
Board Director:	Mark Leach
Board Director:	Joe Tabbitt
Board Director:	Pete Girani

MANAGEMENT OFFICE – (941) 925-1813

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Community Association Manager: Dan Pittaro
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Jason White Realtor
(508)333-2356
jw941realtor@gmail.com



Tracy Jones Realtor
(941)376-3405
realtortracyjones@gmail.com

Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

15

PRICE RANGE

\$249,900-\$330,000

PENDING

1

PRICE RANGE

\$335,000

ACTIVE

6

PRICE RANGE

\$239,000-\$339,900

*Source: MFRMLS data from 1/1/26-7/16/26

**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

"I would strongly suggest using Robert Agnello at Coldwell Banker if you are considering selling your condo in Pinestone or anywhere in the Palmer Ranch area. He sold my condo in Pinestone within 2 days of my listing and helped me find a great condo in downtown Sarasota within a week. He was a great help in the whole process. The fact that Sunbelt Title is at the same location made it a simple and easy experience at closing." Peter Sprague Unit 2323

"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!



Robert Agnello
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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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