

SEPTEMBER/OCTOBER



From the President: Rick Pluese

YOUR BOARD OF DIRECTORS – HARD AT WORK FOR YOU

Over the past five years, your Board of Directors has been hard at work maintaining and improving our community while keeping our fees among the lowest in Palmer Ranch. I'd like to take a moment to highlight what has been accomplished during this time.

Despite significant inflation and a statewide insurance crisis driven by hurricane losses, Pinestone has continued to operate from a position of financial strength. Our independent reserve study – posted on the Pinestone website – confirms that our reserves are in excellent shape.

While monthly dues have increased, much of this has been due to insurance cost increases affecting communities across Florida. Even so, Pinestone still maintains the lowest monthly fees in Palmer Ranch.

Average Monthly Dues by Year

2022 – \$310
2023 – \$383
2024 – \$467
2025 – \$496
2026 - \$477

From the President: Rick Pluese (continued)



INFRASTRUCTURE

- Replaced all 26 building electrical disconnects and meter banks
- Rebuilt all 26 building risers (fire sprinkler water supply)
- Installed a new pool deck
- Installed new security lighting behind all 26 buildings
- Installed new ceiling fans in the gym, clubhouse, library, and theatre
- Added building address signs to all carports
- Implemented uniform parking space numbering on all carports
- Painted the interior and exterior of the clubhouse and entrance foyer
- New gutters on all 26 buildings

HURRICANE PREPAREDNESS

- Installed hurricane-impact windows in the office, library, and card room
- Installed a generator capable of running the entire clubhouse, pool and trash compactor
- Added Starlink internet service in the clubhouse

RECREATION

- Purchased new pool chairs, tables, chaises, and umbrellas
- Upgraded gym equipment
- Added a conversation pit
- Installed 4 new BBQ grills
- Installed new tennis court lights
- Resurfaced the basketball and tennis courts
- Added 5 pickleball courts
- Added a bocce court
- Added a cornhole court
- Installed a TV at the pool bar
- Purchased new furniture for the clubhouse and card room
- Purchased new padded folding chairs for clubhouse events

From the President: Rick Pluese (continued)

LANDSCAPING

- Installed new landscaping at the entrance and at the north and south fountains
- Purchased a stand-on riding mower
- Built two storage sheds in the pool equipment corral for mower and landscape equipment
- Purchased weed whackers, edgers, and trimmers for in-house landscape maintenance
- Installed Royal palms in the recreation area and throughout the neighborhood
- Installed Bismarck, Christmas palms, and Coconut palms
- Added 40 hibiscus trees
- Installed tree lights throughout the neighborhood

SAFETY

- Installed new high-definition security cameras and a large flat-screen monitor in the office
- Added a stop sign at the entrance
- Installed new 10 MPH speed limit signs

MOST IMPORTANTLY

- Added Dan, Yon, and Martin as Pinestone employees to complete and strengthen our on-site team

I wish you all the best in life, get out of your condo and enjoy what we have here at Pinestone.



From the Manager: Dan Pittaro

For sports fans, we are coming to our favorite time of the year. Football is in full swing for both the NFL and college football. MLB baseball is heading to the playoffs. And before the end of October there will be hockey and basketball. As the old saying goes, “So many choices, so little time.”

This has been an extraordinarily busy summer in Pinestone. Both your board of directors and I have been busy implementing projects to improve your quality of life and planning for the future. The owners and residents of Pinestone are very fortunate to have a board that is planning for the next 20 years and figuring out ways to finance what is needed while maintaining the lowest condo assessments in Palmer Ranch.

At the September board meeting I discussed many important issues the neighborhood is presently facing. Here is a list of the issues:

Late notices: Many people received either an email, text message or both, regarding an unpaid balance on their account. The emails were automatically generated by Emunerate, the accounting software used by Progressive, as a result of a recent software update. The notices were generated based on the account balances at the close of business on September 10th, the cutoff date to avoid late fees. Many of the payments simply crossed in the mail. The notices were not meant to be sent, and Progressive is working to block any future notices. As I have said in past board meetings, there will be no late fees assessed during the bank changeover until January if an effort is made by the owner. Call me if you have any questions.

SIRS: The state mandated Structural Integrity Reserve Study for the 26 buildings has been distributed to all owners. The summary report and the individual reports for the 19 3-story buildings are available on the Pinestone website on the password protected Owner's Page.

Curly light bulbs: Joe Tabbitt, our board member who routinely checks on the post lights throughout the neighborhood, tells me that some owners continue to use the outdated curly CFL light bulbs. They even replace the LED bulbs he installs with their own curly bulbs. The LED bulbs we are using are top quality, long lasting bulbs, and are far superior to the curly bulbs. Please do not replace our bulbs. We want to maintain a standard look in the neighborhood. Thank you.



From the Manager: Dan Pittaro (continued)



Patio cleaning by Yon and Martin: Yon and Martin have received high praise from everyone whose patios they have cleaned. As I have mentioned in the past, they charge \$50 to power wash a patio. They can also trim the plantings around your patio for a small additional fee. Contact Yon directly or call me if interested. And we will soon begin contacting owners whose patios are sub-standard for the neighborhood.

Gutter Update: The contractor has decided to take a different approach with the next few buildings. They are going to do the back of the buildings at 16, 17, 18 and 19 because of the scaffolding needed for the rear of the buildings. Moving the scaffolding from one building to the next requires a lot of effort to take down and rebuild all of the sections that are required. The front of the buildings must be done on ladders since there isn't enough room for scaffolding. The backs will be done first, then they will return to building 16 to complete the fronts.

Truist Bank: If you are currently on Centennial Bank autopay, your September payment has been made as always. All Centennial autopay accounts have been cancelled. You do not need to do this yourself.

You don't need your coupon book to sign up for Truist autopay or to make a one-time payment. Go to truist.com/payments and hit the Pay Now or Enroll box. You will need your Serial Number and your Bill Pay Number. If you did not receive your coupon book, contact me for these numbers. Be sure to make the effective date October 2026. Have your bank account information handy. That is all of the information you will need.

Please note that the cutoff date to enroll in Truist autopay for the October payment was September 27th. After that date you will need to send a one-time payment. This can also be done at truist.com/payments.

From the Manager: Dan Pittaro (continued)

If you prefer to use online banking from your personal bank, there is a form in the coupon book with instructions and mailing addresses. I posted a copy on the Pinestone website under Community Information/Forms and Applications. Be sure to use your bill pay number as your account number. Contact me if you are not sure what your bill pay number is.

If you signed up for autopay through the Progressive owner's portal your payments will automatically be ported over to Truist.

If anyone inadvertently made double payments in September, send me an email with your unit number. I am going to request refund checks at the end of the month.

If anyone has any questions, you should speak to me only.

Consent to receive emails: I am happy to report that we have greater than 67% of all owners who have submitted their Consent to Receive Email from Pinestone form. We would still like more. Giving consent to receive emails will get you 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 have placed some blank forms in the library and on the website if anyone needs one. You can drop the completed forms off at my office or email them to me.

This consent should not be confused with the emails you may receive through the one call system. Those emails are for informational purposes only. The consent form is required to receive state mandated official notices such as the budget mailing and the two notices for the annual meeting. Please send your form today if you have not already done so. Thank you.

As we move into fall the temperatures should soon be lower, the nights cooler, and the air smelling sweeter. Enjoy the best time of the year. Enjoy every day!





Hello Pinestonians,

We hope you have all had a wonderful summer and are now enjoying a cool and beautiful fall season. We are happy to report that the Social Committee has an active and exciting schedule of events planned for Pinestone residents this fall/winter season.

We will be starting with our very popular **Awesome Breakfast**, which will be held on **Saturday, November 14 at 10:30 am**. The signup sheet will be posted in the library on October 31. When signing up, please indicate the category of the dish you will be bringing.

Our next event is the **Holiday Party**, which will be held on, **Saturday, December 12 at 5:30 pm**. Mark your calendars.

Each year we collect **Toys for Tots** and if you wish to buy a toy for a child, please put your unwrapped gift in the "Toys for Tots" bin or under the Christmas tree.

The **Book Club** will have its first meeting in January and the book they will be discussing is *Broken Country* by Clare Leslie Hall. Please consider joining in for a lively book discussion.

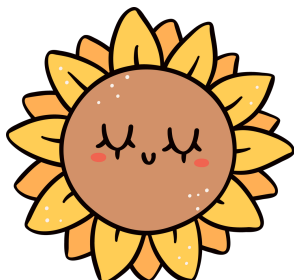
Our **January** and **February** parties are themed parties. We like to encourage, those of you, who would like to dress toward the theme to have time to plan ahead. The **Welcome Back Party theme is "Pirates"** and will be held on **Friday, January 22, 2027** and the **February party is "Roaring Twenties"** and will be held on **Saturday, February 27, 2027**. It is always fun to see the creativity.

The Social Committee is always looking for new ideas and suggestions to make our events more enjoyable and interesting, so please feel free to reach out to me or better yet join one of our meetings all are welcome.

RoseAnn Buglione, Social Committee Chairman

Party Bridge - interested in playing?

Looking to begin a group to play Party Bridge. It's the fun version of the original Bridge card game. Contact Sunny O'Flynn - 941-321-9174, Unit 2617



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: 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,.

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:	Joe Tabbitt
Secretary:	Paula Testa
Treasurer:	Jon Linton
Board Director:	Mark Leach
Board Director:	Sean Salyers
Board Director:	Pete Girani

MANAGEMENT OFFICE – (941) 925-1813

Monday through Friday
9:00 am – 4:00 pm

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

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941 536 1698



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

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SOLD



Jason White Realtor
(508)333-2356
jw941realtor@gmail.com



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

Meet Carolyn Francis

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“

Brian was very knowledgeable about the local real estate market. He was very professional and provided us with a lot of helpful advice. I highly recommend working with Brian. Since we were from out of state, he and Bethany took care of every detail to help us manage the property before closing. The process was very smooth!

- P. George

Brian, was great. He helped me so much. I had never purchased any property in Florida before. He was very knowledgeable about Pinestone condominiums. I am so happy I picked him to be my Agent. Thank you Brian!

- K. Summe

Brian was great to work with. He found a buyer quickly and kept us updated throughout the closing process.

- M. Van Deventer

Brian is professional, knowledgeable, and incredibly easy to work with. What stood out most was his low-key, no-pressure approach. He listened carefully to what my mother wanted, respected her pace, and never made us feel rushed or pushed into a decision. Instead, he provided thoughtful guidance and valuable insight that helped us make the right choice with confidence.

- N. Deshensky

We had a great experience working with Brian from Sarasota Home Realty. He is very professional and awesome to work with. He kept us informed throughout the whole buying process. I would highly recommend him again.

- J. Mohring

I have used Brian McGreevy's service for many years as a seller, buyer and landlord. He provides a no nonsense, professional service based on his extensive realtor experience. In a recent transaction, he negotiated a very fair price under poor market conditions. Highly recommended.

- D. Jones



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Pinestone Market Update

FROM ROBERT AGNELLO, REALTOR®

SOLD

18

PRICE RANGE

\$210,000-\$330,000

PENDING

0

PRICE RANGE

ACTIVE

2

PRICE RANGE

\$274,900-\$339,900

*Source: MFRMLS data from 1/1/26-9/16/26

**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!

"Your Previous Pinestone Neighbor"

Mobile: **941-928-1328**

Email: Robert.Agnello@cbrealty.com

Website: RobertAgnello.cbintouch.com



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