

Draft

November
2016



Sno-Bird Connection



A newsletter for our owners and residents both here and away to let you know what we are working on to save money and make things better at Pinewood Village.



Charlie Lopipero

Board of Directors — At Large
Member—Term ending Nov '16
Co-developer and editor of the
July 2016 Sno -Bird Connection.



Bill McNeill

Board of Directors —
Treasurer— Term ending Nov
2016
Maintenance Liaison to
Property Manager
Ameri-Tech

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2016 Annual Election and Meeting

By **Bob Surbeck**

Our Annual Election and Meeting will take on Tuesday, November 15, 2016 at 7 P.M. in our Clubhouse. If you haven't received your Mailing for the 2016 Annual Election and Meeting you should be receiving it shortly. The Mailing will include A Cover Letter, a Proxy, Notice of Meeting, Agendas, Ballot, Information Sheets submitted by each candidate, and the 2017 Annual Budget.

This year you will have the opportunity to vote for 3 people to represent you on the Board of Directors of Pinewood Village Condo Association, Inc. There are 6 people who have submitted their intent to run and will be on the Ballot. They are Jim Fitzpatrick, Tony LaCorte, Charlie Lopipero, Bill McNeill, Kathie Sheridan, and Linda Woodhouse.

The Proxy which will also be in the Mailing is also very important as it helps to establish a quorum and represent your vote on any business that may arise.

Social Committee Upcoming Events **YARD SALE**

As you know from last month's Newsletter we will be holding a Yard Sale on Saturday December 3, 2016. If you have any items that you would like to donate for the sale please bring them to the Clubhouse anytime after November 16, 2016. If you need assistance please contact Bob Surbeck (727) 314 - 0059.

CLUBHOUSE TREE TRIMMING AND DECORATION

The day after the Yard Sale, December 4 at 10 A.M. we will be decorating the Clubhouse and trimming the Christmas Tree. All are welcome join us. Coffee, Tea, and Cookies will be available and maybe some Eggnog.

BINGO

Please watch the Bulletin Boards at the Mailboxes and Clubhouse for the starting date of our BINGO Season. Volunteers are needed for setup, refreshments, and cashiering. Please Contact Bob Surbeck 727 314 0059

.....Message from the President

The 2017 budget for Pinewood Village is complete.

Our insurance program has been enhanced, with the addition of mold coverage. We also added a reserve item for an insurance deductible/premium that will help mitigate future insurance deductible or premium needs.

Our landscaping program has been improved, with a change of vendors.

I look forward to discussing a plan to replace at least two roofs in the next year.

Overall, the budget is stronger, and maintenance fees will be 1 BR \$267.72, 2 BR \$348.39, End 2BR \$373.68.

One item that remains unresolved is our roads. In last year's survey, it was an important item that the unit owners wanted addressed. Several contractors have looked at our roads, and most said that we were

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Message from the President

continued

wasting our money. Sealing would not slow deterioration (one quote placed this at around \$18,000); most recommended grinding and laying a new top coat, which is very expensive. Thus, the Board decided against sealing, but the future Board should implement a plan in the next year to accomplish refurbishment of the roads. I want to thank the Budget Committee of Bill, Pam, and Bob for their help making sure that we use your money wisely. Jeff Chase, President



Volunteers Needed

There are several projects that require volunteer assistance. The main project is the building walkway repainting for several buildings. The project requires power washing, filling cracks and painting the walkways, mostly with rollers. We can save the association \$11,000. See Bill McNeill.

Important Note

Regardless of what you are being told, none of the directors on The Pinewood Village Board are interested in self managing our complex. We are happy with the work and professionalism of Ameri-Tech and look forward to a long and productive relationship.

There are **no assessments**, major or otherwise, planned for the new year.

The Board recommends partially funded reserves.

Tree Removal

The almost 200 trees on the Pinewood Village property are a valuable asset as they clean the air and provide habitat for the numerous species of animals living amongst us.

Earlier this year, Jim Knapp surveyed the the property with an Arborist at his side and catalogued our tree population. It was determined that several trees were becoming a risk of falling or splitting apart due to their age and physical condition.

The Laurel Oak tree at the corner of building 10 had reached the end of its useful life and on October 17th the tree was removed by LawnProz. Usually, Pinellas County wants the tree to be replaced, but because it was a Laurel Oak Tree, we are not required to replace the tree. This particular tree created sewage and roof issues at building 10. It provided a moist environment that allowed weeds to grow into the roof surface causing the roof to leak. Without the shade the weeds will not grow.

While it will take some getting used to, Board President, Jeff Chase said, "It really opens things up". Taking care of our trees is something we take very seriously and we continue to monitor their health.



Landscaping Update

The Board of Directors unanimously voted to change landscaping contractors to Laurose Lawns Inc. The contract was put out to bid and we received 4 quotes. While Laurose Lawns Inc. was the lowest bid, we carefully vetted them and found that every property they managed gave them glowing reports. Both Bill McNeill and Jeff Chase visited a few of Laurose maintained properties and were impressed with the landscaping.

By changing vendors we saved the association over \$3,000 per year, PLUS, we picked up palm tree fertilization twice a year as part of the deal along with flowers planted 3 times a year. Benny Halevy, Landscape Architect living in unit 605 said that palm fertilization twice a year is very important. In the past, palm fertilization was done sporadically for the 81 palms on our property.

The board will continue to review contracts with existing vendors to ensure we are getting the best value for our money. With cable TV and Cleawater water expected to rise in cost in 2017, the board needs to find offsetting savings to keep our HDA fee from rising.

*Laurose Lawns,
Inc.*



New November Tenants

905 Jim and Lolita Buckley

1402 Mike and Sybille Baker

