

Board of Directors Meeting  
Approved Minutes  
Board of Directors Meeting 4-26-21

Gerri Pennachio called the meeting to order at 6:35 pm.

Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President  
William Mellon, Vice President  
Janet Shearer, Secretary  
Gregory Hannie, Treasurer  
Shannon Hannum, Director

The below newly appointed Directors joined the meeting after being appointed:

Rita Fandrich, Director  
Linda Sowell, Director

Bill Mellan made a motion to approve the minutes from the 3-24-22 Board of Directors meeting as submitted in the Board Packet.

Janet Shearer second the motion.

The motion was put to a vote and the vote passed unanimously.

Gerri Pennachio gave a verbal President's Report.

Gregory Hannie read the Treasurer's Report

Shannon Hannum made a motion to accept the report as submitted in the Board Packet.

Bill Mellan second the motion.

The motion was put to a vote and the vote passed unanimously.

Tori Gee, LCAM gave a verbal Manager's Report and announced that she will be giving a written report in the future.

Greg Hannie made a motion to discuss the biographies submitted by owners to the Stonewater Condo Association office as their intent to be a candidate, appointed by the Board of Directors. The motion was second by Bill Mellan. It was put to a vote. All were in favor and the motion carried.

Discussion:

The requirements to be appointed as a Board Director are ownership, no assessment delinquencies and no felonies. Owner ledgers were included in the Board Packet to show two of the requirements have been fulfilled. The background check will be performed once the Board appoints the (2) two new Directors and that appointment will be dependent upon a clean background check.

The office received (4) four biographies for consideration:

Susan Arredondo 3215 Stonewater drive  
Rita E. Fandrich 3131 Stonewater Drive  
Lori Fischer 1145 Waterfall Lane  
Linda Montesano Sowell 3267 Stonewater Drive

The Board discussed the above candidate and selected the (2) two candidates that they desired to put to a vote.

Bill Mellan made a motion to appoint Linda Sowell and Rita Fandrich to fill the open (2) two Director positions conditional upon a clean background check.

Jane Shearer second the motion.

The motion was put to a vote and the vote carried unanimously.

The Board requested that Linda Sowell and Rita Fandrich come join the Board at the Board table.

Landscape Committee Motions:

8A. Shannon Hannum made a motion to approve the Landscape Committee to have full authority to edit as necessary and approve the plant list for installation of plants on Stonewater Condo Association property and to have discretion without Board approval regarding the approved plants based on recommendation from our landscaper, and following the criteria of non-invasive, Florida friendly, low maintenance plants.

Bill Mellan second the motion.

The motion was put to a vote and the vote carried unanimously.

Shannon Hannum made a motion to approve the quotes included in the Board Packet for owner landscape request at the below locations and at the below amounts as reflected in the Landscape Committee minutes included in the Board packet as well.

- 1102 Waterfall Lane - \$637
- 1126 Waterfall Lane - \$561
- 1130 Stonebrook Lane - \$890

Gregory Hannie second the motion

The motion was put to a vote and the vote carried unanimously.

Greg Hannie made a motion to resume the pre-pandemic clubhouse limit on occupancy to the 28 maximum people.

Rita Fandrich second the motion.

It was put to a vote. The vote passed unanimously.

Bill Mellan made a motion to offer the option for owners and Board members to attend Board meeting by Teams and to assign Shannon Hannum to oversee the initiation and communication of this service.

Rita Fandrich second the motion.

The motion was put to a vote and the vote carried unanimously.

Tori Gee gave a verbal update to the community on the current situation and obstacles regarding the waterfall and the lake.

Janet Shearer made a motion to discuss the Policy List included in the Board packet.

Bill Mellan second the motion.

The motion was put to a vote and the vote carried unanimously.

Discussion:

Tori Gee, LCAM asked the Board to review the policy list and to let her know if the Board was interested in creating policies for all item on the list. Additionally, she requested any items the Board would like to have a policy on, that is not on the list, be added. Tori will work on the completed policy list for discussion and ultimate approval at the May Board of Directors meeting.

The Board decided that was a bit much in the short amount of time with the workload as it is. They requested that she take the first 6 policy items on the list, create a policy for those six items and present them at the May Board meeting. It was recommended that we continue working on the policies this way.

Gerri Pennachio made a motion to task Tori Gee, LCAM, with creating policies for Board approval at the May Board meeting for the first six polices on the list.

Janet Shearer second the motion.

The motion was put to a vote and the vote carried unanimously.

Bill Mellan made a motion to discuss our current banking needs.

Rita Fandrich second the motion.

The motion was put to a vote and the vote carried unanimously.

Discussion:

Tori Gee, LCAM reported the need to research for a new bank for the Operating Account. The current bank, Bank of Central Florida, does not have a "Condo Services Division". Their size and offering do not meet our needs. As a minimum requirement, they should be creating and distributing our annual coupon books. Additionally, the need to shop for the best rate of return on our Reserve investments is becoming more necessary as interest rates rise.

Tori has asked the Board to allow her to research potential bank options and to make a presentation for consideration and approval for a new bank at the May Board of Directors Meeting.

Bill Mellan made a motion to task Tori Gee, LCAM, with providing new bank options to the Board at the May Board of Directors Meeting for the Operating Account.

Shannon Hannum second the motion.

The motion was put to a vote and the vote carried unanimously.

Bill Mellan made a motion to approve the Emergency Services Agreement submitted in the Board Packet. Janet Shearer second the motion.

Discussion:

The current Emergency Services Agreement, which expires 4-30-21, was presented to the Board . The conditions in the newly proposed Emergency Services Agreement are agreeable with Stonewater Condo Assoc. employees mentioned in the agreement. Additional coverage will be needed by Board Members on the weekends that are not covered by Terry Wexler and/or Kevin Salamin. The Board discussed a rotation system, calendar of shifts on a monthly basis and to have two months of coverage calendared on a regular basis.

The motion was put to a vote and the vote carried unanimously.

Rita Fandrich made a motion to adjourn the meeting at 8:23 pm.

Shannon Hannum second the motion. The motion was put to vote and passed unanimously.