

Board of Directors Meeting
Approved Minutes
10-26-2023

1. Gerri Pennachio, President called the meeting to order at 6:00 PM.
2. Gerri Pennachio, President gave notice that the agenda was posted on 10-24-2023.
3. Roll call was taken and a quorum of the Board was present.
Gerri Pennachio, President
William Mellan, Vice President
Linda Sowell, Secretary
Shannon Hannum, Director
Rita Fandrich, Director

Janet Shearer, Director Absent
John Peronto, Treasurer Absent

Chris Kelly, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Bill Mellan, Vice President made a motion to approve the minutes from the 9/28/2023 Board of Directors meeting as submitted in the Board Packet.
Rita Fandrich, Director second the motion.
The motion was put to a vote and the vote passed unanimously.

5. Gerri Pennachio gave a verbal President's Report.

*Gerri Pennachio has reviewed the laws from the Florida Legislature. Gerri spoke about the liability of the Association regarding trespassing. She would like Bill Wood, Maintenance Tech to research a security lock for the pool gate and cameras for the gates leading into and out of Stonewater. Also requested that Polk County Sheriff Department be contacted for trespass signs like the ones that OOA1 have posted.

*The Proposed Amended and Restated Declaration and Proposed Amended and Restated Bylaws have been emailed to the owners, those owners who do not have email addresses will have the documents hand delivered or mailed to them. Gerri Pennachio asked that the documents be reviewed by the owners and a Townhall Meeting with Dan Pilka, the Association Attorney will be held November 2, 2023 at the Stonewater Clubhouse at 6:00 p.m.

*The next BOD meeting will be held on November 30th at that time the Budget for 2024 will be discussed and voted on, also the vote will be held for the proposed Documents and Bylaws.

*The Reserve Study has been received.

*Allan Pryde submitted a request for reimbursement for car repair. He stated that his car was hit while exiting Stonewater by the front gate on October 22nd. Pictures and price quote were provided. Shannon Hannum made a motion not to approve the request. Rita Fandrich seconded the motion. Discussion followed.

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

*Centennial Bank Money Market account was open and Gerri Pennachio, President and John Peronto, Treasure made a deposit into the account.

6. Chris Kelly, LCAM read the Treasurer's Report

Bill Mellan, Vice President made a motion to accept the report as submitted in the Board Packet.

Linda Sowell, Secretary second the motion.

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

7. Chris Kelly, LCAM gave a verbal Manager's Report.

*Update on Work Order status report was given.

*Pressure washing and painting by Ed Ducar will begin Monday, October 31, 2023. They will be doing 2 buildings a week.

*Chris Kelly, LCAM and Terry Wexler, Admin Assistant will be walking the property to identify units that will not be painted this year but need to be pressure washed. Ed Ducar painting will be doing this additional pressure washing.

*The engineering report for the Deck and Clubhouse, 3160 Stonewater Dr and the Garden Windows will be sent to Scott Hood, Specialty Builders in two weeks.

*Scott Hood will take an inventory of the materials in the storage unit and will be using those materials to make repairs.

8. Committee Reports:

*Hospitality Committee – Rita Fandrich gave an update on the Hospitality Committee. Fall Festival/Potluck Dinner will be held on 10/29/2023.

Light Up Stonewater will be 12/3/2023. Members of the Committee went to the storage unit to evaluate the Christmas decorations.

9. Old Business:

*Clubhouse Deck – Covered in the Manager's Report

*Wood Replacement – Covered in the Manager's Report

*Painting – Covered in the Manager's Report

10. New Business: There was no new business.

President Pennachio opened the meeting to the owners present.
Noreen McGowan thanked the BOD for the great job that they are doing and for making Stonewater information available to the owners.
The Financial information will be on the Website for owners only.

11 Bill Mellan, made a motion to adjourn the meeting at 6:37 p.m.
Rita Fandrich second the motion. The motion was put to a vote and passed unanimously.