

Board of Directors Meeting
Approved Minutes
4/26/2023

1. Gerri Pennachio, President called the meeting to order at 6:30 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 4/21/2023.
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
John Peronto, Director
Janet Shearer, Director

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

4. Bill Mellan made a motion to approve the minutes from the 3/27/23 and 4/10/23 Board of Directors meetings as submitted in the Board Packet. Shannon Hannum second the motion.

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

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

Outside pipes are the Association's responsibility. The Association is responsible for replacing damaged drywall with unfinished drywall (tape, trim and paint are the owner's responsibility). The funds for the Management Project for the 2023 roofs are to be paid from the Reserve Fund.

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

Bill Mellan made a motion to accept the report as submitted in the Board Packet. Linda Sowell second the motion.

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

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

The detailed report informed the Board of Directors and owners that were present what the Site Visits included, Administrative Duties and the Follow-up that is needed once the roofing is completed.

8. Election of Treasurer by the Board of Directors.

Bill Mellan made a motion to approve John Peronto as Treasurer. Rita Fandrich seconded the motion.

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

9. Hospitality Committee Organization

Rita Fandrich, Chair of the Hospitality Committee reported that she has ten Stonewater volunteers for the Committee. Rita presented an Agenda with five items for the Committee to pursue.

10. Tabled. Biodegradable Dog Waste Bags

11. Roof Project Management Update

Covered in the Property Manager's Report

12. Tabled. RV Rule

Gerri Pennachio, President spoke with Dan Pilka, the Stonewater Attorney regarding the RV Rule. He advised to look at the Declaration, which Gerri Pennachio, President has done. A Rules Committee is needed, Gerri Pennachio, President will chair the committee and she is seeking volunteers.

13. New Business

A. Website. Bill Mellan asked that Ameri-Tech IT Tech support investigate the other Stonewater Websites that appear when a search for Stonewater is performed on the internet. He asked that Stonewatercondo.org be given a higher placement when searching on the internet. Chris Kelly, LCAM will request that the Ameri-Tech IT department perform this task.

B. Clubhouse Cleaning Service. Rita Fandrich would like a scope of work from Jan-Pro Cleaning Service. Chris Kelly, LCAM will contact the company for a copy of the contract.

C. Clubhouse Freshen-up. Rita Fandrich presented a proposal to have the Clubhouse updated. Chris Kelly, LCAM will have James from Southern Renovation Concepts provide a quote.

D. Owner Landscape Request. Shannon Hannum presented a form for owners to use when requesting to pay for landscaping. This will be discussed at the next Board of Directors Meeting.

E. Tabled. Deck Replacement. Additional information is needed. Chris Kelly, LCAM will provide additional information from the Vendors who submitted estimates for the deck replacement.

14. Bill Mellan made a motion to adjourn the meeting at 8:10 p.m. Janet Shearer second the motion. The motion was put to a vote and passed unanimously.