

Board of Directors Meeting
Approved Minutes
August 24, 2023

1. Gerri Pennachio, President called the meeting to order at 5:58 pm.

2. Gerri Pennachio, President gave notice that the agenda was posted on 8/22/2023

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

John Peronto, Treasurer Absent

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

4. Janet Shearer made a motion to approve the minutes from the July 26, 2023, Board of Directors meeting as submitted in the Board Packet.

Bill Mellan second the motion.

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

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

*Tracy and Martin Parker, 3119 Stonewater Dr. presented request for ARC approval post installation of 8 x 12 paver patio. The ARC will review this request.

*An update of the Documents from Attorney Dan Pilka will be available by the end of the week.

*The Ameri-Tech contract was reviewed. There will be one more year "without cause" to terminate the contract, then two more years "with cause" to terminate.

*The Polk County Sherriff Department and Lakeland Police Department will be called for the availability of Trespassing Signs to be posted on Stonewater property.

*Request was made by Kathy Popelka, 1149 Waterfall Lane for reimbursement for items and services she had purchased for repairs to her unit for mold remediation. Janet Shearer made a motion to decline the owner's request for reimbursement. Linda Sowell second the motion. The motion was put to a vote to decline reimbursement to Kathy Popelka and pass unanimously.

*Renee Lowe, 1100 Stonebrooke Lane requested a sump pump installation due to poor drainage around her unit. Maintenance Tech Bill Wood would install the pump. Bill Mellan made a motion to approve installation of the sump pump. Linda Sowell seconded the motion. The motion was put to a vote and passed unanimously.

*Discussion was held regarding Windell Tidwell's work order request at 3122 Stonewater Dr. The drywall ceiling on the lanai has been damaged for five years from a previous roof leak. The work order is requesting the Association repair the ceiling drywall on the enclosed lanai. Due to the fact that the lanai is enclosed, this is the owner's responsibility to make the repairs. Chris Kelly, LCAM will send a letter to the owner.

*Carol Love-Waddell, 3257 Stonewater Dr. requested that the BOD take a second look at the roots under the unit leading to the bathroom that are causing her plumbing issues. Gerri Pennachio, President requested Bill Wood, Maintenance Tech to investigate to see if some of the roots can be removed.

*Gerri Pennachio, President requested a list from the BOD for Attorney Dan Pilka to present to owners' as to their responsibilities as a homeowner in Stonewater.

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

Chris stated that a new Staff Accountant, Ruth Dorch, has been assigned to the Stonewater Condominium account. Discussion followed.

Bill Mellan made a motion to accept the report as submitted in the Board Packet. Janet Shearer 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.

*Replacement of the siding for the 4-unit building, 3209, 3211, 3213, 3215 Stonewater Dr. has been delayed. Dennis Tilton, consultant, is not available until the week of September 4, 2023, to assist with repairs.

*Trim painting from roof repairs will be completed next week.

* Driveways that were damaged by No 1 roofing have been completed. However, Rita Fandrich's driveway is being repaired by contractor Specialty Builders.

*Drywall repair prices will be submitted this week.

*A permit is needed for the pool deck replacement. Scott Hood, President Specialty Builders will pull the permit.

8. Storage Unit — 1-800-Junk

*Rita Fandrich made a motion to approve 1-800 —Junk to remove unneeded items from the storage unit. Bill Mellan seconded the motion. Discussion followed. The Hospitality Committee has asked that Bill Wood assist with reviewing the Christmas decorations that are stored in the unit. This will take place in September. The motion to approve 1-800 Junk to remove items from the storage unit was put to a vote and passed unanimously.

9. Storm Drain Clean Out

*00A1 has approved Shenandoah Pipe Inspection & Restoration Specialist to inspect the storm drains and perform necessary work to insure proper drainage.

10. Maintenance Building Update

* Bill Mellan suggested the possibility of sharing the Maintenance Building with Mission Lakes. He will explore the possibility.

11. Window Replacement/ ARC Committee

*Gerri Pennachio, President reminded that owners must get approval from the ARC before replacing windows in their unit.

12. Old Business

*Update Siding replacement

Discussed in the Manager's Report.

* Update Deck Replacement

Discussed in the Manager's Report.

*Update Painting wood replaced during roofing project

Discussed in the Manager's Report.

*Update repair of driveways damaged during re-roofing

Discussed in the Manager's Report

13. New Business

None

14. Committee Reports

Rita Fandrich reported that the Hospitality Committee will be hosting a Fall Festival Potluck Dinner on October 29, 2023, and Light Up Stonewater on December 3, 2023, for the Christmas Holiday.

15. Janet Shearer made a motion to adjourn the meeting at 6:57 p.m.

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