

Board of Directors Meeting
Approved Minutes
February 9, 2023

1. Gerri Pennachio called the meeting to order at 4:57 p.m.
2. Gerri Pennachio gave notice that the agenda was posted on 2/7/23.
3. Roll call was taken, and a quorum of the Board was present.

Gerri Pennachio, President

William Mellan, Vice President

Rita Fandrich, Treasure

Gregory Hannie, Director

Shannon Hannum, Director

Linda Sowell, Director

Janet Shearer, Secretary Not Present

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

4. Approval of new lawn service.

Bill Mellan made a motion to approve Fransico's Lawn Service as the new lawn service vendor for Stonewater Condominium Association, Inc.

Rita Fandrich second the motion. The motion was put to a vote and the vote passed. Greg Hannie abstained.

5. Bill Mellan made a motion to adjourn the meeting at 5:22 p.m.

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

Board of Directors Meeting
Approved Minutes
2/23/2023

1. Gerri Pennachio called the meeting to order at 6:30 p.m.
2. Gerri Pennachio, gave notice that the agenda was posted on 2/21/2023.
3. Roll call was taken and a quorum of the Board was present.
Gerri Pennachio, President
William Mellan, Vice President
Janet Shearer, Secretary
Rita Fandrich, Treasurer
Greg Hannie, Director
Linda Sowell, Director

Shannon Hannum, Director Not Present

Chris Kelly, LCAM and Admin Asst., Terry Wexler were also in attendance.
4. Bill Mellan made a motion to approve the minutes from the 1/26/23 Board of Directors meeting as submitted in the Board Packet. Greg Hannie second the motion. Bill Mellan made a motion to approve the minutes from the 2/9/2023 Board of Directors meeting as submitted in the Board Packet. Rita Fandrich seconded the motion. The motions were put to a vote and the vote passed unanimously.
5. Gerri Pennachio gave a verbal President's Report.
6. Rita Fandrich read the Treasurer's Report
Bill Mellan made a motion to accept the Treasurer's report with the understanding that there are additional corrections being made by the accountant which should be completed next week.
Linda Sowell 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.
8. Roof Replacement.
Bill Mellan made a motion to accept the bid from No. 1 Home Roofing, Inc. to complete the roof replacement for 2023. Rita Fandrich seconded the motion. The motion was put to a vote and the vote passed unanimously.
9. Termite Vendor.
Janet Shearer made a motion to accept the bid from NatureZone as the approved vendor for Stonewater for Termite Control. Bill Mellan seconded the motion. The motion was put to a vote and the vote passed unanimously.
10. Clubhouse Parking Sign.
New parking signs will be ordered for the parking space at the Clubhouse. The signs will state that parking 8 a.m. to 8 p.m. is for the clubhouse and pool use only.
11. Gate Codes and Passes were put on hold.
12. Janet Shearer made a motion to adjourn the meeting at 8:02 p.m.
Bill Mellan second the motion. The motion was put to a vote and passed unanimously.