

Board of Directors Meeting
Approved Minutes
1/26/23

1. Gerri Pennachio called the meeting to order at 6:30 pm.

2. Gerri Pennachio gave notice that the agenda was posted on 1/24/23.

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

Gerri Pennachio, President
William Mellan, Vice President
Gregory Hannie, Director
Shannon Hannum, Director
Rita Fandrich, Director
Linda Sowell, Director

Janet Shearer, Secretary 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 December 22, 2022, Board of Directors meeting as submitted in the Board Packet.

Linda Sowell 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 made a motion to approve Rita Fandrich as Treasurer. Bill Mellan second the motion. The motion was put to a vote and passed unanimously.

6. Gerri Pennachio gave a verbal Treasure's Report. A preliminary financial operating readout was reviewed by the Board of Directors and explained to the owners that were present. As of 12/31/2023 the Reserve Account was \$414,417.31

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

8. Attorney Contact Authorization was discussed. Rita Fandrich made a motion that the board specifically authorizes President Gerri Pennachio, Vice President Bill Mellan (in the event President Gerri Pennachio is not available), or LCAM, Chris Kelly, only those three persons to contact Dan Pilka, Attorney for Stonewater Condominium Association. Linda Sowell second the motion. The motion was put to a vote and passed unanimously.

9. An update was given on the roof repairs

10. Contracting for services for individuals not covered by Worker's Compensation was put on hold.

11. Bill Mellan, made a motion to adjourn the meeting at 7:53 p.m.

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