

Board of Directors Meeting  
Approved Minutes  
7/26/2023

1. Gerri Pennachio, President called the meeting to order at 6:31 p.m.
2. Gerri Pennachio, President gave notice that the agenda was posted on 7/21/2023.
3. Roll call was taken and a quorum of the Board was present.  
Gerri Pennachio, President  
William Mellan, Vice President  
Linda Sowell, Secretary  
John Peronto, Treasurer  
Shannon Hannum, Director  
Rita Fandrich, 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 6/29/2023 Board of Directors meeting as submitted in the Board Packet.  
Rita Fandrich second the motion.  
The motion was put to a vote and the vote passed unanimously.  
Gerri Pennachio, President reminded the BOD that the draft minutes can be reviewed on the Stonewater Website prior to each meeting.

5. Gerri Pennachio gave a verbal President's Report.
  - A. Stonewater has received notification that the updated Reserve Study is due. The company requires a 50% deposit. John Peronto made a motion to approve the deposit to begin the Reserve Study. Janet Shearer second the motion. The motion was put to a vote and the vote passed unanimously.
  - B. An update was given on Work Orders. Scott Hood, Specialty Builders will be the contractor responsible for repairs. It was noted that water intrusion is the priority.

6. John Peronto read the Treasurer's Report  
Bill Mellan made a motion to accept the report as submitted in the Board Packet.  
Shannon Hannum second the motion.  
Discussion followed.  
The motion was put to a vote and the vote passed unanimously.

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

A. TRUIST Credit Card – A Visa credit card has been issued to Stonewater from Ameri-Tech. The credit limit on the card is \$10,000.00. This is a special situation, since the credit card will be used to purchase landscaping materials and irrigation parts.

B. Work Orders – An update on all work orders was given by Chris Kelly, LCAM. She and Terry Wexler, Admin Assistant have gone through the work orders and added additional information to the working spreadsheet. The work orders have been categorized and prioritized. This information will be given to the contractor, Scott Hood.

C. Scott Hood has met with the City of Lakeland regarding permits. Scott has a startup permit and will begin work in Stonewater Monday, July 31, 2023.

D. The storage unit will be cleaned out.

8. Old Business

A. Status of Fence at the Main Entrance. Waiting for a price quote from the contractor, Scott Hood.

9. New Business:

A. Maintenance Building – Shannon Hannum made a motion to approve the new Maintenance Building pending approval from Attorney Dan Pilka and the cost of horizontal siding is no more than \$500.00. Bill Mellan seconded the motion. Discussion followed. The motion was put to a vote and the vote passed unanimously.

B. Large Storm Drains (OOA1) - Bill Mellan gave an update on the walk-thru he had with Steve Allen, LCAM for OOA1. Storm drain maintenance and payment for repairs are the responsibility of OOA1. It was noted that the drains are not functioning properly (photos provided) drainage is now worse than the last hurricane.

C. Building Repairs Consultant – Dennis Tilton. - Bill Mellan made a motion to approve Dennis Tilton as a consultant to Scott Hood, Specialty Builders. Shannon Hannum second the motion. Dennis Tilton will provide his knowledge and expertise for the repair of the siding and garden windows. The consultation fee of \$2,000.00 will be paid by Specialty Builders. Discussion followed. The motion was put to a vote and the vote passed unanimously

D. Prepay Massey Pest Control – 5% discount – Shannon Hannum made a motion to approve the 5% discount to prepay Massey Pest Control for pest prevention. Bill Mellan seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously.

10. Bill Mellan made a motion to adjourn the meeting at 7:54 p.m.

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

The next Board of Directors Meeting will be held on August 30, 2023, at 6:30 p.m.