

Board of Directors Meeting
Approved Minutes
6/29/2023

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 6/27/2023.

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

Gerri Pennachio, President
William Mellan, Vice President
Shannon Hannum, Director
Rita Fandrich, Director
Janet Shearer, Director

John Peronto, Treasure absent
Linda Sowell, Secretary absent

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

4. Bill Mellan made a motion to approve the minutes from the May 25, 2023, Board of Directors meeting as submitted in the Board Packet. It was also noted that the draft minutes of each Board of Directors meeting are posted on the Stonewater Website.

Rita Fandrich second the motion.

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

5. Gerri Pennachio gave a verbal President's Report

A. News Flash will be sent letting owners know that the Stonewater Website is **Stonewatercondo.org**.

B. The importance of educating Stonewater Owners regarding our Documents and responsibilities of the Association and owners was discussed. It was suggested that a Newsletter would be a good tool to disseminate this information. Attorney Dan Pilka would approve the articles written for the Newsletter and once approved will appear on the Stonewater Website. Rita Fandrich was appointed to follow up on this recommendation.

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

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

Rita Fandrich second the motion.

The motion was approved by the majority vote. The yes votes were Gerri Pennachio, Bill Mellan, Janet Shearer and Rita Fandrich. The no vote was Shannon Hannum.

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

A. Garden Window: Parts are no longer available. Discussion was held concerning replacing the window by roofing it over and adding a skylight.

B. Siding: The product that has been used in the past to replace the decaying siding is no longer available. The contractor will have to use a different product to replace the decaying siding.

C. Deck: There is a shortage of plastic, which is used for the composite decking. Once a quote has been obtained a BOD Special Meeting will be held to approve the decking.

D. Accounting: John Peronto received a standing ovation for his diligence and time spent bringing the accounting current through December 2022. He was able to input the necessary information into Quick Books which will allow Amer-Tech to transfer the accounting information.

8. Rita Fandrich gave a verbal Hospitality Committee Report.

A. Welcome Booklet: The Welcome Booklet was shared with the BOD. Rita Fandrich thanked everyone on the Hospitality Committee for their input. The Welcome Booklet will be assembled here at the Clubhouse and was well received by the Board of Directors. The Welcome Booklet will be added to the Stonewater Website. Bill Mellan made a motion to approve buying supplies to assemble the booklets. Janet Shearer seconded the motion. The motion was put to a vote and passed unanimously.

B. 4th of July Flags: Discussion was held regarding placing flags at the end of each owner's driveway. Bill Mellan made a motion to approve the 4th of July Flags. Janet Shearer seconded the motion. The motion was put to a vote and the vote passed unanimously.

C. 4th of July Wreath was provided by Hospitality Committee member Jamie Allred. The wreath was placed on the Stonewater Clubhouse door. The Board of Directors wish to thank Jamie Allred for the beautiful wreath.

9. Old Business

A. Painting interior of the Clubhouse: The quote was received to paint the Clubhouse. Tabled at this time due to the expense.

10. New Business

There was no new business.

Owner Renee Lowe requested to speak regarding the flooding around her unit. Shannon Hannum will have Bill Wood look at the possibility of placing a drain to help with the flooding.

Owner Ruth Sharp requested to speak regarding the replacement of her front door. Chris Kelly, LCAM will have the door replaced.

11. Bill Mellan made a motion to adjourn the meeting at 7:50 p.m.

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