

Board of Directors Meeting  
Approved Minutes  
3/27/2023

1. Gerri Pennachio called the meeting to order at 6:30 pm.
2. Gerri Pennachio gave notice that the agenda was posted on 3/24/2023.
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  
Shannon Hannum, Director  
Greg Hannie Director  
Linda Sowell, Director

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

4. Janet Shearer made a motion to approve the minutes from 2/9/2023 and 2/23/2023 Board of Directors meetings 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.  
Discussion was held regarding the Stonewater Website, which Ameri-Tech maintains. The 2023 Stonewater Appraisal has been received. The spending limit of \$5,000 for the LCAM or President without approval of a special meeting, which was previously approved is still in effect. There was also discussion held regarding the importance of maintaining the painting schedule.

Bill Mellan made a motion to have Mo'zArt Designs maintain the Stonewater Gates on a quarterly basis.  
Janet Shearer second the motion. Discussion was held as to what the maintenance contract would include.  
The motion was put to a vote and the vote passed unanimously.

6. Rita Fandrich read the Treasurer's Report.  
Linda Sowell made a motion to accept the report as submitted in the Board Packet.  
Bill Mellan 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.  
The 2023 roof replacement will begin on Monday, April 3, 2023. There will be a total of 19 roofs as well as the Clubhouse roof, replaced at this time. It will not be necessary to re-roof any units in 2024.

8. Tree Trimming.  
Shannon Hannum made a motion to approve street tree trimming and trimming between the buildings and backyard areas as well as the ligustrums.  
Bill Mellan second the motion.  
The motion was put to a vote and the vote passed unanimously.

9. Crepe Myrtles

Rita Fandrich made a motion to have the Crepe Myrtles maintained at a standard height on an annual basis.

Janet Shearer seconded the motion.

Discussion followed that the Crepe Myrtle maintenance would be in preparation for the painting of the Stonewater units. The motion was put to a vote and the vote passed unanimously.

10. An Insurance update was given.

11. Roofing Management Fee

Discussion was held regarding the Roofing Management Fee. It was felt that the BOD would not need to hire Ameri-Tech Management Company to oversee the re-roofing project. Gerri Pennachio will inquire about an independent contractor to do the roof inspections.

12. Stripping of the Tennis Court was placed on hold.

13. An update was given regarding the Owner Repairs. Water intrusion must be the priority. Chris Kelly, LCAM had made a recommendation for a contractor to repair the Garden Windows. He has successfully repaired the first window and is starting on the second window.

14. Janet Shearer made a motion to adjourn the meeting at 7:54 pm. Rita Fandrich seconded the motion. The motion was put to a vote and passed unanimously.