

Board of Directors Meeting
Approved Minutes
5/25/2023

1. Gerri Pennachio, President called the meeting to order at 6:34 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 5/23/2023.
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. Shannon Hannum made a motion to approve the minutes from the 4/26/2023 Board of Directors meeting as submitted in the Board Packet.
Janet Shearer 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, President thanked the Hospitality Committee for the great job they are doing and the success of the Potluck Dinner. President Pennachio updated the status of the workorders and the gate, reinforced the importance of etiquette when attending Stonewater meetings and found that a maintenance shop which will be located on Stonewater Dr. had been approved by the prior Board of Directors. The skylights continue to be an issue. Clubhouse Parking rules will be enforced.

6. Chris Kelly, LCAM read the Treasurer's Report.
Bill Mellan made a motion to accept the report as submitted in the Board Packet.
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.

Chris Kelly, LCAM gave an update on the roofs and the painting schedule for this year.

8. Gerri Pennachio gave an update on the Rules Committee.

Attorney Dan Pika will be amending the Stonewater Documents and Rules. Once the documents are approved, the importance of educating our Stonewater owners was emphasized.

9. Shannon Hannum gave an update on the Landscape Committee.

Shannon Hannum presented a new form for owners who would like to pay for their own landscaping.

Janet Shearer made a motion to accept the Landscape form that was submitted in the Board Packet. John Peronto seconded the motion. The motion was put to a vote and the vote passed unanimously. Chris Kelly, LCM will have Ameri-Tech IT department add the form to the Stonewater Website.

10. Rita Fandrich gave an update on the Hospitality Committee.

The committee has formed two subcommittees: New Resident Packet and Outreach. There will be a follow-up meeting to discuss future events. The next event that has been scheduled will be held tentatively on December 4, 2023.

11. Roofing update and Leaks

Chris Kelly, LCAM covered this agenda item in the Verbal Manager's Report.

12. Painting of Buildings and Garden Windows

Tabled

13. Clubhouse and Deck

The Board approved the decking and railing for the Clubhouse. The deck will consist of grey composite and the railing will be black wrought iron. Chris Kelly, LCAM will get pricing from the contractor.

14. Tennis Court/Pickleball

Chris Kelly, LCAM received a price quote to resurface the tennis court and add Pickleball.

Discussion followed and it was suggested that temporary Pickleball stripping could be placed on the tennis court.

15. New Business

A. Chain-Link Fence: The chain-link fence located at the west end of the Stonewater Wall has been damaged. Bill Mellan suggested that the chain link fence could be replaced with Black Wrought Iron fencing, which would improve the appearance of the Stonewater Community.

B. Quick Books: Discussion was held regarding renewing the Quick Books Subscription.

Rita Fandrich made a motion to renew the Quick Books Subscription. Shannon Hannum seconded the motion.

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

16. Janet Shearer made a motion to adjourn the meeting at 7:39.

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