

Board of Directors Meeting
Approved Minutes
9/28/2023

1. Gerri Pennachio, President called the meeting to order at 6:00 p.m.
2. Gerri Pennachio, President gave notice that the agenda was posted on 9/26/2028.

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
Rita Fandrich, Director

Janet Shearer, Director Absent
Shannon Hannum, Director 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 8/24/2023 Board of Directors meeting as submitted in the Board Packet.

John Peronto second the motion.

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

5. Gerri Pennachio gave a verbal President's Report.

* Scott Hood, President of Specialty Builders gave a presentation updating the BOD on the current projects that his company is working on. The Clubhouse and deck require a permit to begin work. The engineer has been here and will send his report to Scott Hood so a permit can be obtained from the City of Lakeland. The Garden Window repairs also require a permit. No permit is required for two owner decks and work will start next week on 1141 Waterfall Lane and 3131 Stonewater Drive. Scott discussed the siding repairs and how his company is addressing the issues. A proposal for the driveway at 3131 Stonewater Drive has been received. However, Chris Kelly, LCAM will obtain additional quotes. Next week 3160 Stonewater Drive will have an engineer expose the floor from the top side of the unit, to determine how much of the floor will need to be replaced.

*Gerri Pennachio, President is attempting to have a budget meeting next week. She will check with the committee members to set a date and time for the committee to meet.

*Attorney Dan Pilka will send the amended Declaration and By Laws to Gerri Pennachio.

*Gerri Pennachio checked with Attorney Dan Pilka regarding Moses Handyman Service working for Stonewater in addition to Scott Hood, Specialty Construction. Moses is required to obtain Worker Comp. Insurance. President Pennachio requested Shannon Hannum contact Moses and advise him of the Worker Comp requirement.

*Chris Kelly, LCAM has called Mozart Gates to repair the Front Gate.

*The new black iron fence has been installed at the Front Entrance to replace the green chain link fence. It is a great improvement to the appearance of Stonewater.

*The Hospitality Committee will be going to the storage unit on 10/17/2023 to review the Christmas decorations. They are requesting help from Bill Wood.

*Chris Kelly, LCAM will inquire with Ameri-Tech Accounting regarding the Stonewater Tax Return.

*Chris Kelly, LCAM recommended Frank Weiss to perform the Audit.

*The monthly Stonewater Financials will be posted on the Website. This will require a secure log-in for Owners only. Chris Kelly, LCAM will contact the Ameri-Tech IT department.

6. John Peronto, Treasurer 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.

*Chris Kelly will contact Ed Ducar for painting schedule.

*Nine units are scheduled to begin work next week for assorted work orders.

*Building 3110-3112 Stonewater Drive has sever siding and wood rot. Chris Kelly, LCAM has requested a proposed estimate before repair can begin.

8. Committee Reports

* Bill Mellan – ARC reported that Jay Reardon, 3106 Stonewater Dr will be enclosing the back porch. Jay Reardon has met with Bill Mellan to discuss what is needed for the ARC to approve his request.

*Chris Kelly, LCAM will send letters to the owners that have changed their windows and are not in compliance with the Stonewater window design.

*Rita Fandrich – Hospitality Committee reminded everyone of the two upcoming events. The Stonewater Fall Fest and Light Up Stonewater. Notices have been posted at the mailbox kiosks, please mark your calendars.

9. New Business

*Centennial Bank – John Peronto presented Centennial Bank ICS (Insured Cash Sweep). Stonewater had previously had an account for this purpose with Centennial Bank. Fund from the Reserve Account will be deposited into this account at a 3% interest rate. Ameritech will write a check to open the account.

10. Old Business

There was no old business to discuss.

President Pennachio opened the discussion to the owners present at the BOD meeting. Lawrence Riegler, 1111 Waterfall Lane requested reimbursement for work completed at his unit due to a water leak. The Association is only responsible for unfinished drywall.

Chris Kelly, LCAM will have a check mailed to the owner for the unfinished drywall.

11 Bill Mellan, made a motion to adjourn the meeting at 7:14 p.m.

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