

Board of Directors Meeting
Approved Minutes
7/25/2024

1. Gerri Pennachio, President, called the meeting to order at 6:00 pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 7/23/2024.
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

Ronny Dunner, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Approval of Prior Minutes

Janet Shearer, Director, made a motion to approve the minutes from June 20, 2024, Board of Directors meeting as submitted in the Board Packet. Bill Mellan, Vice President, second the motion. The motion was put to a vote and the vote passed unanimously.

5. President Report

Gerri Pennachio, President, gave a verbal President's Report. She requested that Ronny Dunner, LCAM contact Alan, SK ProGroup for the pool gate. The gate needs stronger springs, adjustment and the slats need to be vertical. Gerri reported that there will not be a camera at the pool due to liability. Outside cats are the owner's responsibility. A letter will be sent to the owner asking to refrain from squeezing through the closed gate to exit, as this will cause damage to the gate mechanism. The magnets on the north and south gates must be checked, replaced or repaired. Ronny Dunner, LCAM will contact Gate Tech. Ronny Dunner, LCAM was also asked to follow up with Nature Zone regarding termite bait stations for an owner.

6. Vice President Report

Bill Mellan, Vice President, reported that OOA1 will be installing new Oakbridge signs at both entrances. The storm drains will be completed the week of August 5th by SK ProGroup. OOA1 will be doing tree trimming from Watson Clinic to Target. The waterfall is inoperative, the pumps have been flooded. SK ProGroup would like to bid on that job. The Insurance Committee will be meeting soon. Bill Mellan advised that there will likely be a 10% increase next year on Stonewater's insurance.

7. Treasure Report

John Peronto, Treasure, gave a verbal report on the June 2024 Stonewater Financials. Discussion followed regarding owners that are 90 days past due. Bill Mellan, Vice President, made a motion to approve the Treasure's Report. Janet Shearer, Director, second the motion. The motion was put to a vote and the vote passed unanimously.

8. Manager Report

Ronny Dunner, LCAM, gave a written report. See attached report.

9. Committee Reports

There were no committee reports.

10. Old Business:

*Request for Ownership Transfer or Lease Application Form

Placed on hold. Ronny Dunner, LCAM, is waiting to hear back from Attorney Dan Pilka.

11. New Business:

*Mission Lakes Pool Use

Discussion was held regarding Mission Lakes' request to use the Stonewater swimming pool.

Shannon Hannum, Director, made a motion not to approve Mission Lakes use of the pool. Bill Mellan, Vice-President seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously. Ronny Dunner, LCAM will write a letter to Mission Lakes letting them know that the Board of Directors did not approve their request.

*President Gerri Pennachio introduced Stonewater Condominium Association, Inc. Members Decorum Resolution and Code of Conduct. Gerri Pennachio, President, asked that the Board of Directors to review the document to be discussed at the next Board of Director's meeting.

12. Adjournment.

John Peronto, Treasure, made a motion to adjourn the meeting at 7:40 pm. Bill Mellan, Vice-President, seconded the motion. The motion was put to a vote and passed unanimously.