

Board of Directors Meeting
Approved Minutes.
8/26/2024

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 8/23/2024.
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. Rita Fandrich, Director, made a motion to accept the minutes from July 25, 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 passed unanimously

5. President's Report

- *Gerri Pennachio, President, thanked the Board for taking care of Stonewater business in her absence.
- *The Board meeting was changed to 8/26/2024 due to a scheduling conflict.
- *Stonewater is having numerous roof leaks in the roofs that were replaced in 2023. Gerri Pennachio, President, is meeting with a new roofer who will be repairing the roofs that were not replaced last year. President Pennachio will check with Attorney Dan Pilka regarding the drywall repairs.
- *President Pennachio requested that Ronny Dunner, LCAM complete the forms for the 2025 Reserve Study ASAP.

6. Treasure's Report

- John Peronto, Treasure, gave a verbal report on the financials for July 2024. Discussion followed.
- * Ronny Dunner, LCAM will meet with Ruth Dorch, Staff Accountant regarding the request for corrections to Stonewater Financials. Ruth was asked to start with January 2024 and correct the entries.
 - *Ronnie Dunner, LCAM was asked by the Board to write letters to Stonewater owners who owe less than \$100.00 in pass due payments. Owners should drop off a check to the Stonewater Clubhouse to clear their past due balance.

* Janet Shearer made a motion to have owners who own \$100.0 or less drop off payment in the form of a check to the Stonewater Clubhouse. Bill Mellan seconded the motion. The motion was put to a vote and the vote passed unanimously.

*Bill Mellan, Vice President, made a motion to approve the Treasure's Report. Linda Sowell seconded the motion. The motion was put to a vote and the vote passed. Janet Shearer, Director, opposed the motion.

7. Manager's Report

Ronny Dunner, LCAM gave a written report. See Attached Report.

8. Committee Reports

Insurance Committee

*Bill Mellan, Committee Chair stated that the Insurance Committee met and established the goals of the committee for the upcoming budget. The committee will review the current policy and make suggestions for the upcoming 2025 Budget. The committee will invite Sandie Grimes, Stahl and Associates to Stonewater to meet with the owners to discuss the new insurance coverage for 2025.

Welcome Committee

*Rita Fandrich, Committee Chair updated the Welcome Booklet for the Stonewater website.

9. Old Business

*Request for Ownership Transfer or Lease Application Form.

Attorney Dan Pilka will need to confirm that this form can also be used for new owners in Stonewater. President Pennachio will check with the attorney.

*Stonewater Condominium Association, Inc. Member Decorum Resolution and Code of Conduct.

Tabled

*Pool Gates

See Manager's Report

*Magnets North and South Gate checked, replaced or repaired.

Gate Tech was notified last week by Ronny Dunner, LCAM to inspect the magnets at the North and South gates. Ronny will follow up with Gate Tech.

*Delinquent Payments

See Treasure's Report

*Waterfall Pump

SK Pro Group was asked by OOA1 to provide an estimate for the Waterfall pump repair. The estimate will be presented to Steve Allen and the OOA1 Board of Directors at the August 27, 2024, meeting.

10. New Business

*Scott and Natalie Sullivan Request

Rita Fandrich made a motion to waive the 2-year requirement of home ownership in Stonewater prior to being able to lease the unit. Bill Mellan seconded the motion.

Discussion followed. Scott and Natalie Sullivan, 3133 Stonewater Dr submitted a letter to the BOD explaining why they have asked to have the two-year requirement waived. The Board passed the motion unanimously to have this requirement waived on a case-by-case basis.

*Work Orders added to Stonewater Website Documents/Application

Shannon Hannum, Director made a motion to have the Stonewater Work Order Form put in the Stonewater Website under the Application Tab.

Bill Mellan Seconded the motion. Discussion followed.

The motion was put to a vote and passed unanimously.

11. Adjournment

*Shannon Hannum, Director, made a motion to adjourn the meeting at 7:42 pm.

Bill Mellan, Vice-President seconded the motion. The motion was put to a vote and passed unanimously.