

Board of Directors Meeting
Approved Minutes
4-25-2024

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 4-23-2024.

3. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President
William Mellan, Vice President
Linda Sowell, Secretary
Shannon Hannum, Director
Rita Fandrich, Director
Janet Shearer, Director

John Peronto, Treasurer Absent

Quan Vo, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Approval of Prior Minutes

Bill Mellan, Vice President, made a motion to approve the minutes from February 22, 2024, Board of Directors meeting as submitted in the Board Packet. Rita Fandrich, second the motion. The motion was put to a vote and the vote passed unanimously.

Janet Shearer, made a motion to approve the minutes from the March 19, 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's Report

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

*The Stonewater Pool Boardwalk is completed. It is ADA compliant. The height of gate will be adjusted. The lock code will be changed every quarter.

*There are two large construction projects that will begin in June. 3160 Stonewater Drive and 1152 Waterfall Lane.

*The painting of three units on Waterfall Lane has been temporarily put on hold. (1112/1114, 1118/1120 and 1124/1126).

*A pool mat will be purchased for the restroom door to the Clubhouse. The owners were asked to please rinse their feet off before stepping on the new boardwalk.

*OOA1 does not have a representative from the Stonewater Board of Directors on the board. President Pennachio asked Bill Mellan, Vice President if he would represent Stonewater. Bill Mellan was not sure if he could accept the position. If Bill Mellan accepts the position, Rita Fandrich made a motion to appoint Bill Mellan as Stonewater representative. Shannon Hannum seconded the motion. The motion was put to a vote and the vote passed unanimously.

6. Treasure's Report

Quan Vo gave the Treasure's Report. Bill Mellan made a motion to approve the Treasure's Report. Janet Shearer seconded the motion. The motion was put to a vote and passed unanimously.

7. Manager's Report

Quan Vo, LCAM gave a written Manager's Report. He asked the Board of Directors when they would like Delinquent Accounts to be sent to the attorney for collection. Discussion followed. After 30 days a letter is sent to the owner. If payment is not received after 60 days the account will be sent to collections. Janet Shearer made a motion to have delinquent accounts sent to collections after 60 days. Linda Sowell seconded the motion. The motion was put to a vote and passed unanimously.

Quan VO, LCAM is going to request a detailed list of the scope of work for the storm drains from Steve Allen, LCAM for OOA1.

8. Committee Reports

Hospitality Committee

Rita Fandrich, Committee Chair, invited all to attend the Celebration of the Boardwalk Completion. The event is being held on Monday, April 29th at 6:00.

9. Old Business

There is no Old Business

10. New Business

Authorization of dollar amount for invoices to be paid by LCAM

Linda Sowell made a motion to approve the change in the dollar amount to \$2,500.00 that the Stonewater LCAM can approve.

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

Trespassing Sign Locations

Five No Trespassing signs have been purchased from the Polk County Sheriff Department. The locations are as follows: North and South entrance gates, Waterfall Stonewater side facing out to the waterfall, end of the black iron gate by the South gate and by the tennis court side gate.

Bill Mellan made a motion to approve the location of the No Trespassing signs. Linda Sowell seconded the motion. The motion was put to a vote and passed unanimously.

Hold Open Stonewater gates for private parties

Rita Fandrich suggested that this matter should be discussed at the next Board of Directors meeting. Rita said there needs to be a policy in place regarding owner requests to keep the gates open for special occasions. Liz Iskra was given permission to have the gates held open for an event that she is hosting on May 11, 2024. This is for one time only.

Gutters for the Clubhouse

Gutters are needed at the Clubhouse for the new boardwalk.

Quan Vo, LCAM, was asked to acquire three estimates.

Outside Cameras

A discussion was held regarding security cameras at the Stonewater Gates. Gerri Pennachio, President, will check with Attorney Dan Pilka regarding the legal aspects. Alan of SK ProGroup will also inquire about cameras.

Pool Gate Code

A new lock has been installed on the pool gate. The code will be changed each quarter, and a News Flash will be sent out with the new code to Stonewater residents.

Gerri Pennachio, President opened the floor to the owners that were present. A skylight was shown that will be the replacement when a roof is replaced. It is energy efficient.

Rita Fandrich suggested that a new towing company is needed in Stonewater.

Quan Vo, LCAM was asked to investigate finding another towing

Company. It was suggested that a sign or clock be added to the pool gate to prevent attendees from entering during the first hour because of chlorine.

11. Adjournment

Linda Sowell, Secretary, made a motion to adjourn the meeting at 7:27 p.m. Bill Mellan, Vice President seconded the motion. The motion was put to a vote and passed unanimously.