

Board of Directors Meeting  
Draft Minutes  
10/24/2024

1. Gerri Pennachio called the meeting to order at 6:00 pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 10/22/2024.

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

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

4. Approval of prior minutes

Bill Mellan, Vice President, made a motion to accept the minutes from 10/1/2024 Board of Directors meeting as submitted in the Board Packet. Janet Shearer, Director, Second the motion. The motion was put to a vote and passed unanimously.

5. President's Report

Gerri Pennachio, President, reported that there are many work orders coming in from the storm damage. We are getting to them as fast as we can, emergencies ie: water intrusion is taking priority.

Gerri Pennachio reported the Budget committee is having pre-budget meetings. Once the committee has completed the budget there will be an Owner Budget meeting where the Budget will be presented to the owners.

6. Vice-President's Report

Bill Mellan, Vice-President, had nothing to report from the Vice-President.

## 7. Treasure's Report.

Gerri Pennachio, President, gave the Treasure's Report.  
Discussion followed.

Bill Mellan, Vice President, made a motion to approve the Treasurer's Report. Janet Shearer, Director, second the motion. The motion was put to a vote and passed unanimously.

## 8. Manager's Report

Ronny Dunner, LCAM gave a written Manager's Report.  
See Attached.

## 9. Committee Reports

### \* Insurance Committee

Bill Mellan, Committee Chair, gave an update. He has been working with Sandie Grimes from Stahl & Associates Insurance. Sandie has said that Stonewater can expect a 10% to 15% plus, increase for next year due to the Hurricane activity in Florida. The committee is reviewing the insurance policy line by line to see where items are duplicated, or not needed or the cost can be reduced.

### \* ARC Committee

Bill Mellan, Committee Chair, gave an update. The committee is reviewing an owner request to enclose the back porch of their unit.

### \* Hospitality Committee

Rita Fandrich, Committee Chair, reported that Stonewater has three new residents. These residents were given the Welcome Booklet and a floral arrangement in a Stonewater mug. The gifts were well received.

## 10. Old Business

\* OOA1 approved a bid for repairing the waterfall pumps. However, a Stonewater Board of Directors member spoke to the approved vendor and was told that it will be six months to a year before the parts can be delivered for the repair of the waterfall pumps. Stonewater owners were urged to attend the OOA1 meetings to find out what the repair progress is on the waterfall. Gerri Pennachio, President will meet with John Snapp, President, OOA1.

## 11. New Business

### \* Discussion about removal of trees

Shannon Hannum, Director held discussion regarding removal of trees that are creating a problem in Stonewater. The trees are causing issues with driveways, drainage, buildings, and the cost of maintenance of the trees. This would require a special assessment for this preventative maintenance which in the long run will save Stonewater owners money.

## 12. Adjournment

Bill Mellan, Vice-President, made a motion to adjourn the meeting at 7:33 pm.

Shannon Hannum, Director, seconded the motion. The motion was put to a vote and passed unanimously.

# *Experience the Difference*



**TO:** Stonewater Condominium  
**FROM:** Ronny Dunner, LCAM  
**Subject:** Manager's Report – October, 23<sup>rd</sup> 2024

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## **Financials:**

- Emailed

## **Work Completed**

- Reserve study still in the works
- The Audit has been completed
- Gate entrance magnet locks have been rescheduled due to the storm
- Checked all units listed on the reported roof leak lists sent to the Board (Details are included in the report)
- Open violations are being reviewed and will be updated to current
- Received multiple work orders for roof leaks. Addressing the list attached to this manager report and others that have not been logged yet.

Respectfully Submitted,  
Ronny Dunner, LCAM

Ameri-Tech Realty, Inc • Ameri-Tech Community Management, Inc.  
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763  
(727) 726-8000 • Fax: (727) 723-1101  
Toll Free: 1-877-726-0000  
[www.ameri-tech.com](http://www.ameri-tech.com)