

Board of Directors Meeting
Draft Minutes
10/1/2024

1. Gerri Pennachio, President called the meeting to order at 6:01 pm. The Board of Directors meeting originally scheduled for September 26, 2024, was rescheduled due to Hurrigan Helene.

2. Gerri Pennachio, President gave notice that the agenda was posted on 9/24/2024.

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

Gerri Pennachio, President

William Mellan, Vice President

Linda Sowell, Secretary

Janet Shearer, Director

Shannon Hannum, Director, Appeared by phone

John Peronto, Treasurer, Absent

Rita Fandrich, Director, Absent

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

4. Linda Sowell, Secretary, made a motion to accept the minutes from 8/26/2024, 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

*Gutters have been installed at the Stonewater Clubhouse.

*Water Intrusion and leaks are still the Board's priority for work orders.

*Ronny Dunner, LCAM was asked to get two more bids for the 2025 roof replacements.

*Reserve Study – the company is not responding to President Pennachio's calls.

Ronny Dunner, LCAM said that the company needs confirmation from the bank for the bank statements that were provided. Ronny Dunner will follow up.

*Audit has not been received; company stated they are still working on it.

Hopefully, it will be completed soon.

6. Vice President's Report

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

7. Treasure's Report

Ronny Dunner, LCAM, gave the Treasure Report

*The \$15.00 past due on some accounts will be confirmed by Ruth Dorch, Staff Accountant. Ruth will make adjustments where needed.

Bill Mellan, Vice-President, made a motion to approve the Treasurer's Report. Linda Sowell, Secretary, seconded the motion. The motion was put to a vote and the vote passed unanimously.

8. Manager's Report

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

Ronny Dunner was asked to contact Gate Tech for the activity log for # gate codes.

9. Committee Reports

ARC had nothing to report at this time per Bill Mellan, Committee Chair.

Insurance Committee. Bill Mellan, Committee Chair, reported that the committee is reviewing the policy and will have recommendations for the Board and Owners for changes that should be made to the Insurance Policy for 2025.

10. Old Business

*Sales Application – Dan Pilka, Stonewater Attorney, advised that the Sales Application cannot be used for the purchase of a unit. However, it will be necessary for Rental Agreements to complete the Application Form.

*Gerri Pennachio, President, stated that the Documents will be updated after the Budget process is completed.

11. New Business

*Work Order Forms

Owners must complete a work order form for repairs.

Voicemail, text and email are not acceptable. The form can be found on the Stonewater Website under Forms or at the Stonewater Clubhouse.

*Dryer Vents

Dryer vents are the owners responsible for cleaning out lint debris.

President Pennachio opened the floor for discussion from the owner's that were present.

*The approved rock that is used for draining and between driveways must be approved by both owners that are involved in the decision to replace the existing landscaping.

*Lights on the pergolas are only allowed during the Christmas Holiday season. November 15th to January 15. However, Ronny Dunner, LCAM was asked by the Board to research the documents for clarification to see if the lights can be left up year-round.

*Shirley Heathcoe, 3251 Stonewater Dr. asked to address the Board regarding the replacement of the back deck on her unit. She provided work orders. Gerri Pennachio, President, told Mrs. Heathcoe that she would meet with Alan, SK Pro Group for an update on the deck repair in the morning.

12. Adjournment

Janet Shearer, Director, made a motion to adjourn the meeting at 7:35 p.m. Bill Mellan, Vice-President, seconded the motion. The motion was put to a vote and passed unanimously.

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TO: Stonewater Condominium
FROM: Ronny Dunner, LCAM
Subject: Manager's Report – October, 1st 2024

Financials:

- Emailed

Work Completed

- Sent information for the reserve study to be completed.
- Followed up with the Audit and they are waiting for bank confirmation on the statements sent to them.
- Received quotes for the pond pump and electrical replacement.
- Clubhouse gutter installation is scheduled for 9/23/2024
- Gate entrance locks are scheduled to be replaced on 9/20/2024
- Checked all units listed on the reported roof leak lists sent to the Board (Details are included in the report)
- Contacted units 1112wfl, 1117sbl, 1139sbl, 3112sbl, 3134swb, 3136swd, 3141swd and 3146swd. Most of them want confirmation prior to paying the \$15. I received confirmation from accounting that they have to review all of the units showing \$15 as this may need to be corrected for some units. They will follow up with me once they go through each homeowner with this \$15 balance.
- Violations for units 3133 and 1101 have been cleared.
- Open violations are on units 1115 for vines, 3117 for feeding wildlife and 1101 for having plants growing on to the unit.
- Violations that need confirmation is 3146 for items at front door, 3156 for stuff on back porch, 3227 for squeezing through entrance gate.
- Submitted invoices and paid receipts to workman's comp.
- Updated aging report attached

Respectfully Submitted,
Ronny Dunner, LCAM

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