

Board of Directors Meeting
Approved Minutes
1/25/2024

1. Gerri Pennachio called the meeting to order at 6:02 pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 1/23/2024.

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 (arrived at 6:30 pm)
Janet Shearer, Director

Chris Kelly, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Bill Mellan made a motion to approve the minutes from the 9/14/2023 Board of Directors meetings as submitted in the Board Packet. Janet Shearer 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 10/26/2023 Board of Directors meeting as submitted in the Board Packet. Bill Mellan 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 11/2/2023 Board of Directors meeting as submitted in the Board Packet. Bill Mellan seconded 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 11/30/2023 Town Hall Budget Meeting. Bill Mellan seconded 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 12/18/2023 Board of Directors meeting as submitted in the Board Packet. Bill Mellan seconded the motion. The motion was put to a vote and the vote passed unanimously.

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

*The Stonewater Special Assessment payment is due by February 29, 2024.

A News Flash will be sent to the owners advising them of February 29, 2024, due date.

*The Annual Meeting which will be held March 28, 2024, at Grassland. Ameri-Tech has prepared the mail out to owners which will go out the week of January 29, 2024.

*The Board of Directors may consider Moses, a licensed handyman, to work on siding, gutters, etc. for Stonewater once he obtains his Workers Comp and Liability Insurance.

*Chris Kelly, LCAM will follow up with Scott Hood, Specialty Builders, on work orders being completed. Siding is being used from storage but will buy more as needed.

*Gerri Pennachio, President read a very complimentary letter from a Stonewater Owner, praising the staff and lawn service as well as board members for the excellent job that is being done. The owner has seen much improvement and wanted to express gratitude for a job well done.

Stuart Plumbing will complete installing the loop cutoff valve on Stonebrook Lane. This is the final loop valve shut off.

6. Treasurer Report

John Peronto gave a verbal Financial Report. It was noted that there is a correction for the YTD Budget Revenue. The correction reflects a revised figure of \$983,760.00. Centennial Bank has not provided a hard copy statement for the Money Market since the account was reactivated. Follow-up is being done to ensure statements are mailed monthly to the Stonewater Office.

Bill Mellan made a motion to approve the Treasurer Report. Janet Shearer seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously.

7. Manager's Report

Chris Kelly, LCAM gave a verbal Manager's Report.

There are eleven owners delinquent at least 45 days or more, totaling \$10,844.00. Attorney Dan Pilka will be sending letters of intent to lean. Chris Kelly gave an update on the siding repairs, water intrusion still being the priority. Painting will begin during the week of January 29, 2024, on two buildings. Owners will be notified. Scott Hood, Specialty Builders, has received the engineering report for repair of the garden windows and flooring repair for 3160 Stonewater Dr. Scott will be providing an estimate for these repairs.

Velocity Construction has been approved to repair the driveway at 3131 Stonewater Dr. Shannon Hannum made a motion to approve this repair. Bill Mellan seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously.

Gutter work may be assigned to Handy Man, Moses once Workers Comp and Liability Insurance has been obtained.

Committee Reports

Hospitality Report

Rita Fandrich, Committee Chair, gave a written report which included The Year End Summary Budget Report. She provided Board Members with a copy of the revised Welcome Booklet, which will also be added to the Stonewater Website. There will be a Christmas Event for Stonewater Residents on December 1, 2024. Mugs with a scenic picture of Stonewater, which is also on the cover of the Welcome Booklet, will be presented to new homeowners along with a floral arrangement.

ARC Committee

Bill Mellan, Committee Chair provided a verbal report. 3131 Stonewater Dr deck has been approved. The owner will select the composite flooring color which will also match the Stonewater pool deck. Mullions will be added to three non-compliant windows at Stonewater's expense. It was suggested that Handy Man Moses may be assigned to this project.

Landscape Committee

Shannon Hannum reported that trees will be trimmed this year. Bill Wood, Maintenance Tech, has walked the property with Arbor Tech and is awaiting the final estimate. Mulch will be spread in the Spring. They are looking for a different mulch. The owner pay program for Landscaping is going well. Several owners have signed up and are waiting for warmer weather to begin their projects. After the Landscape Committee reviews the submitted owners request, the Board of Directors will decide which request will be a priority. Gerri Pennachio, President will talk to Bill Wood, Maintenance Tech for his recommendations for trimming the Crepe Myrtles this year.

9. Old Business

None

10. New Business

*Approval of Clubhouse Deck

Shannon Hannum made a motion to approve the invoice for the Clubhouse deck. John Peronto seconded the motion. Discussion followed. The BOD was given several samples of TREX to choose a color for the pool deck. The Board chose Trex Transcend Island Mist. The proposal is not to exceed \$46,905.19. The motion was put to a vote, Bill Mellan, Linda Sowell, John Peronto, Shannon Hannum and Rita Fandrich approved the motion. Janet Shearer opposed the motion. The vote passed.

*Mo'Art Gate Estimate. Janet Shearer made a motion to approve the Mo'zArt gate estimate for repair of \$987.65 for worn out and wollard-out hinges. Bill Mellan seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously.

President Pennachio opened the meeting to the owners present. There were no comments received.

11. Bill Mellan made a motion to adjourn the meeting at 7:28 pm. Shannon Hannum seconded the motion. The motion was put to a vote and passed unanimously.