

Board of Directors Meeting  
Approved Minutes  
2/22/2024

1. Gerri Pennachio, President called the meeting to order at 6:01 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 2/20/2024.

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

Rita Fandrich, Director

Janet Shearer, Director

Shannon Hannum, Director joined the meeting at 7:15 pm

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

4. Bill Mellan made a motion to approve the minutes from 1/25/2024 Board of Directors meeting as submitted in the Board Packet. Linda Sowell 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.

\*Chris Kelly, LCAM is requested to provide a detailed report each Friday of the activities and completion of work for the week in Stonewater.

\*News Flash will be sent advising homeowners that siding replacement is being completed for repair and painting of approved units. Additionally, pictures or videos may be needed by established vendors working in Stonewater.

\*Moises, Handyman will be working on gutters and siding. No permits are needed, and he will be billing for his work.

\*The storage unit has been cleaned out and organized by Bill Wood. Moises will be able to store materials and tools in the storage unit.

\*Chris Kelly, LCAM will post the hours and days that she is working at Stonewater and be available to homeowners.

#### 6. Treasurer's Report

Chris Kelly, LCAM gave the Treasurer's report. John Peronto made a motion to approve the Treasurer's Report. Bill Mellan seconded the motion. Discussion followed. Financial information can be found on the Stonewater Website. The motion was put to a vote and passed unanimously.

## 7. Manager's Report.

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

\*A gutter and pressure wash schedule has been established. Owners will be notified when their driveway is being pressure washed, so that cars may be moved.

\*Chris Kelly, LCAM has obtained a price quote from Gate Tech, Inc. She will also obtain a quote from Automatic Gate Engineering for annual service.

\*3160 Stonewater Dr. will require three quotes from General Contractors to replace the subfloor of that unit.

## 8. Committee Reports

Hospitality Committee – Rita Fandrich, Committee Chair reported that the Hospitality Committee has delivered the Stonewater Welcome Book and one floral arrangement in a Stonewater mug to a new owner, and it was well received. There will be a floral arrangement and the Welcome Book delivered next week to another new owner.

## 9. Old Business

\*Update Drain Repair OOA1. Chris Kelly, LCAM will contact Steve Allen, Property Manager, OOA1 regarding the storm drain repairs that are necessary in Stonewater.

\*The Board had requested a trial period for the Stonewater Back/North Gate to remain open Monday through Friday from 6:00 am to 9:00 am and 4:00pm to 7:00 pm. This is a trial period that will begin Monday, February 26, 2024, to determine traffic flow and wear on gate components.

The Stonewater Board of Directors would like owner feedback regarding this trial period of having the gates open.

## 10. New Business

\*Arbor Tech Estimate Tree Trimming

Bill Mellan made a motion to approve the Arbor Tech Estimate for tree trimming.

John Peronto seconded the motion. Discussion followed.

The motion was put to a vote. Bill Mellan, Linda Sowell, John Peronto, Shannon Hannum, Janet Shearer approved the motion. Rita Fandrich opposed the motion. The vote passed.

## 11. Adjournment

Rita Fandrich made a motion to adjourn the meeting at 7:31 pm. Linda Sowell seconded the motion. The motion was put to a vote and passed unanimously.

