

Board of Directors Meeting  
Approved Minutes  
6/20/2024

1. Gerri Pennachio, President, called the meeting to order at 6:02pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 6/18/2024.

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

Gerri Pennachio, President  
William Mellan, Vice President  
John Peronto, Treasurer  
Rita Fandrich, Director  
Janet Shearer, Director

Linda Sowell, Secretary Absent  
Shannon Hannum, Director Absent

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

4. Approval of Prior Minutes

Janet Shearer, Director, made a motion to approve the minutes from May 30, 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. Stonewater is finishing several major construction issues. The pool lock is being replaced with a lock that has a timer, so the pool can be secured at the appropriate times. Also, four-foot vertical slates will be added to the pool gate and the end of the boardwalk. Gerri Pennachio will discuss with Alan Korhonen, SK ProGroup what camera should be used to monitor the pool gate. Ronny Dunner, LCAM, has researched towing companies. Stepp's Towing is not available, Ronny Dunner, LCAM, has contacted Missions Towing and will also contact Lakeland Wrecker. Ronny Dunner will provide the BOD the Polk County towing rules.

6. Vice-President Report

Bill Mellan, Vice President, gave a verbal report. He and Shannon Hannum, Director, are working with OOA1 regarding the storm drains.

## 7. Treasurer's Report

John Peronto, Treasurer, gave a verbal report on the May 2024 Stonewater Financials. Discussion followed. Bill Mellan made a motion to send owners to the attorney for collections when Dues and/or Special Assessment are pass due 90 days. Janet Shearer, Director, second the motion. The motion was put to a vote and the vote passed unanimously.

Bill Mellan, Vice President, made a motion to approve the Treasurer's Report. Janet Shearer, Director, 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. Hoover Pumping Systems has submitted the Maintenance Program Agreement. This includes 3 preventative maintenance site visits per year. The total annual price is \$1,309.00. Discussion followed. John Peronto made a motion to approve the Maintenance Agreement. Bill Mellan seconded the motion. The motion was put to a vote and the vote passed unanimously. Waiting for a quote from Devin and Associates regarding the audit. Violation letters have been mailed. Discussion was held regarding the purchase of a lock for the pool gate. It is recommended that the lock be commercial grade and have a protective cover for weather. Ronny will also contact Miller Safe and Lock for their recommendations and installation for a pool gate lock. Request for Ownership Transfer or Lease Application Form was introduced. The Board would like to review this form and discuss it at the next BOD meeting July 2024.

## 9. Committee Reports

Hospitality Committee Chair, Rita Fandrich reported that the Stonewater Welcome Booklet has been updated.

Insurance Committee Chair, Bill Mellan, reported that the Committee has been formed and the members are Jay Reardon, John Peronto and Val Moore. The committee's goals are to get the best coverage for the least cost. The Committee will work with Sandy Grimes at Stahl Insurance. Ronny Dunner advised that there are several new insurance companies coming into Florida.

## 10. Old Business

There was no old business

## 11. New Business

Petition.

Gerri Pennachio, President, reported that Greg Hannie has been recording the entire Board of Directors meeting. Gerri Pennachio reported that only three directors may be at the Petition meeting on Saturday, 6/22/2024, otherwise there

would be quorum and the meeting would have to be noticed.

Ronny Dunner, LCAM confirmed this. Gerri Pennachio, President, said that she finds this Petition very troubling and gave her reasons why. Bill Mellan also confirmed this and gave his reasons. More discussion followed. Janet Shearer, Director called the vote, and the vote was immediate.

Bill Mellan made a motion not to accept the Petition to establish as standard procedures items listed on the petition for all future Annual Budgets and Budget Committees.

Janet Shearer second the motion. The motion was put to a vote and the vote passed unanimously.

12. Janet Shearer, Director, made a motion to adjourn the meeting at 7:42 pm. Bill Mellan, Vice President second the motion. The motion was put to a vote and passed unanimously.