

Stonewater Condominium Association, Inc.
Annual Meeting
Grasslands Golf and Country Club
March 28, 2024
Draft Minutes

1. Gerri Pennachio, President called the meeting to order at 7:07 pm.
Board Members Present: Gerri Pennachio, Bill Mellan, Janet Shearer, Linda Sowell, Shannon Hannum.
Absent: John Peronto, Rita Fandrich.
2. Gerri Pennachio, President was Chairperson of the Meeting.
3. Proof of Notice of the Meeting was properly noticed per Florida State Statutes as evidence by signed affidavit.
4. Certification of Proxies and an Established Quorum was present.
5. The Minutes from March 30, 2023, were read. Bill Mellan made a motion to approve the minutes and Linda Sowell seconded the motion. The Minutes were approved unanimously.
6. The Candidates, Gerri Pennachio, Janet Shearer and Shannon Hannum, have read and agree to abide by the Association Documents.
7. The Ballot Box was closed, there was no election.
8. There was no election of Directors, as there were three positions open, and three candidates applied.
9. President's Report
Gerri Pennachio, President gave a verbal report.
 - *Quan Vo, LCAM is the new Stonewater Property Manager.
 - *There were 21 roofs re-roofed in 2023, no roofs will be done in 2024. There will be three roofs in 2025 and three roofs in 2026 re-roofed.
 - *A schedule for pressure washing and gutter clean out has been established. The schedule is kept in the Stonewater Office.
 - *Work orders will need to be submitted by owners for siding repair.
 - *Painting of 11 buildings are scheduled. There are six buildings that remain to be painted. This project should be completed by next month.
 - *The Stonewater Clubhouse Deck will be completed in two weeks. A new contractor, SK ProGroup will be completing the project. A change order was placed, and the contractor will be using IPE, which is wood from Brazil, grown in the Amazon. No maintenance is required, and it has a long-life expectancy.

*The Stonewater Website has important information and contact phone numbers. Owners can also find monthly financial information. The website address is Stonewatercondo.org.

*Owners please advise via Work Order if there are any problems with their unit. Blank Work Orders are kept at the Stonewater Clubhouse by the front door.

*If an owner has an after-hours emergency, the phone number is posted on the website (727) 726-8000. Please leave a message and you will receive a prompt return phone call. The information is also posted at the Clubhouse.

*Insurance for Stonewater for 2024-2025 came in less than budgeted.

*The Garden Windows/Atrium Windows repair was discussed. When a unit with a Garden Window/Atrium Window is reroofed, the window will be removed and roofed over. The owner has the option to have a skylight installed in that area.

*President Pennachio will be looking for sponsors for next year's Annual Meeting.

ARC Committee

*Bill Mellan, Chair of the ARC Committee, explained to the Stonewater Owners the purpose of the ARC Committee is to keep uniformity within Stonewater. When a request is submitted the committee will meet and review the request. An agenda for the meeting is posted and is open to owners to attend. The current committee members are Bill Mellan, John Peronto, Jay Rearden, Barbara Dollar and Greg Hannie.

Landscape Committee

*Shannon Hannum, Director and Chair of the Landscape Committee discussed the landscaping that will be done at the Clubhouse, once the construction is completed. The "Owner Pay" Landscape request will begin once the Clubhouse is completed. Bill Wood, Maintenance Tech is working with owners that share driveways.

10. There was no unfinished business.

11. New Business

a) Gerri Pennachio, President opened the meeting to the Stonewater Owner's that were present.

*Documents update was discussed. This will be addressed next month. The new documents will be mailed, and a Town Hall Meeting will be held to discuss the changes with the owners.

*Update on the progress of the Clubhouse was discussed.

*The trial for leaving the Gates open during peak morning and afternoon hours is over. The owners were not in favor of this.

*Driveways were discussed. There are many driveways that need repair.

*Quan Vo, LCAM the new Property Manager for Stonewater will be on site Thursdays 9 a.m. to Noon.

*Shannon Hannum, Director and Chair for the Landscape Committee discussed the landscaping for the Clubhouse, once the construction is completed. The Owner Pay program is going well. Many owners have signed up. Discussion was held

regarding shared driveways. Bill Wood will work with the owners that would like to have landscaping for shared driveways.

*Once the construction is completed at the Clubhouse, the pool will have a combination lock on the gate. The combination will be shared with owners and will be changed each quarter.

*No Trespassing signs have been purchased from the Polk County Sheriff's Department. These will be posted around the Stonewater property.

b) There was no election of officers.

c) The new board was seated. Gerri Pennachio, Bill Mellan, John Peronto, Linda Sowell, Janet Shearer, Rita Fandrich and Shannon Hannum.

12. Shannon Hannum made a motion to adjourn the meeting at 7:51 pm. Bill Mellan seconded the motion. The motion was put to a vote and passed unanimously.