

Board of Directors Meeting
Approved Minutes
5/30/2024

1. Gerri Pennachio, President, called the meeting to order at 5:59 pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 5/28/2024.
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
Janet Shearer, Director

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

4. Bill Mellan, Vice President, made a motion to approve the minutes from April 25, 2024, Board of Directors meeting as submitted in the Board Packet. Janet Shearer, Director, second the motion.
The motion was put to a vote and passed unanimously.

5. President's Report

Gerri Pennachio, President, gave an oral report.

*Quan Vo, LCAM has left Ameri-Tech Management Company. Gerri Pennachio introduced Ronny Dunner, LCAM, as our new Property Manager. Ronny has 12 years' experience in property management.

*The Stonewater Boardwalk has passed all inspections. There is an issue with the gate to the pool and some fine tuning is needed, which SK ProGroup will address.

*The passage gate locks have been replaced, not re-keyed. However, some keys are working, and some are not. If you need a key, please see Terry at the Stonewater Office. Ronny Dunner, LCAM, is contacting Gate Tech to resolve the issue.

*A News Flash will be sent reminding owners of the pool rules. It is a Florida Statute that the pool will close at dusk. Under Florida Statutes, regulated pools cannot be open at night (defined as 30 minutes before sunset to 30 minutes after sunrise),

Stonewater owners must accompany their guest to the pool. Ronny Dummer, LCAM, is researching a lock with a timer. Gerri Pennachio, President, is researching a camera to monitor the gate to the pool.

*Five No Trespassing signs have been purchased from Polk County Sheriff Department and placed around the property. The property code for Stonewater is A2553. The phone number to call is Polk County Sheriff Office Non-Emergency 863-298-6200.

*Gerri Pennachio asked Ronny Dunner to research finding a new towing company for Stonewater and gutters for the Clubhouse.

*Janet Shearer, Director, made a motion to allow the Stonewater gates to be open with a "Party Code" in the gate directory for private parties at the clubhouse. Shannon Hannum, Director, seconded the motion. Discussion followed. The Clubhouse Reservation form will be re-written to include this information. The motion was put to a vote and passed unanimously.

6. Vice-President's Report

Bill Mellan, Vice President, gave a verbal update. Bill Mellan is on the OOA1 Board of Directors as an At Large Seat. The storm drains were addressed. There is approval for the clean-out of the drain behind Stonewater Dr. Still waiting on the estimate and approval for the storm drain behind Stonebrooke Lane.

Bill Mellan informed the Board that the cleaning of debris and trash in the lake is Stonewater's responsibility. It may be necessary to hire a company to remove the dead cattails, as they are heavy and difficult to remove.

7. Treasure's Report

John Peronto, Treasurer, gave a verbal Treasure Report.

Bill Mellan, Vice-President, made a motion to approve the Treasure's Report. Linda Sowell, Secretary, seconded the motion. Discussion followed.

The motion was put to a vote and passed unanimously. The Financials can be reviewed by Stonewater owners on the Stonewater Website.

8. Manager's Report

Ronny Dunner, LCAM, gave a verbal report. He has contacted Hamilton CPA for an estimate to prepare Stonewater's Taxes and Audit. Ronny will also contact an owner whose unit is empty to see about storing the golf cart in his garage.

9. Committee Reports

Hospitality Committee

Rita Fandrich, Committee Chair, thanked everyone for their help with the Stonewater Boardwalk Celebration. American flags were placed for the Memorial Day Celebration and new American flags have been purchased by Gerri Pennachio, President, for the upcoming July 4th Celebration. The next event will be a Christmas Party.

10. Old Business

Storm Drains

The storm drain behind Stonewater Dr has been approved. John Snapp, President OOA1, stated in their last Board Meeting that Stonebrooke Lane had been

approved. However, Steve Allen, LCAM does not agree. Stonewater was asked to cut down a large tree next to the South Gate and did so. Gerri Pennachio, President, will reach out to John Snapp and Attorney Dan Pilka.

11. New Business

*Zoom Meetings Ameri-Tech

Ameri-Tech can provide, and host Zoom meetings. Ronny Dunner, LCAM will let the Board of Directors know how this can be done. The meetings will not be recorded. Shannon Hannum, Director, suggested that a Test Run should be done prior to implementing.

*CINC Approval for Owners

Gerri Pennachio, President, highly recommends that all owners sign up for the new CINC Website Portal. Owners will be able to access their own payments, delinquencies and violations.

*Commerce Bank Credit Card

John Peronto, Treasure, made a motion to close the Commerce Bank Credit Card. Janet Shearer, Director, seconded the motion. Discussion followed. The motion was put to a vote and passed unanimously.

*Insurance Committee

Gerri Pennachio, President, asked that an Insurance Committee be formed to investigate the possibility of finding premium rate reduction for 2025 insurance policy. Bill Mellan, Vice-President, will chair the committee and select committee members from within Stonewater. A copy of the Insurance policy will be provided, and the committee will work through our broker.

12. Bill Mellan, Vice President, made a motion to adjourn the meeting at 7:22 pm. Rita Fandrich, Director, second the motion. The motion was put to a vote and passed unanimously.