

Board of Directors Meeting  
Approved Minutes  
1/30/2025

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 1/28/2025.

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

Shannon Hannum, Director - Absent

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

4. Approval of Prior Minutes

\*10/24/2024 BOD Minutes

Bill Mellan, Vice-President, made a motion to accept the minutes from 10/24/2024 Board of Directors meeting as submitted in the Board Packet. Rita Fandrich, Director, Second the motion. The motion was put to a vote and passed unanimously.

\*12/19/2024 Special Assessment Board of Directors Minutes

Bill Mellan, Vice-President, made a motion to accept the minutes from 12/19/2024 Special Assessment Board of Directors meeting as submitted in the Board Packet. John Peronto, Treasurer, seconded the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

\*Stonewater will not accept approved vendors from the Ameri-Tech Management company, ie: Nature Zone for trapping of rodents.

\*President Pennachio requested that Ronny Dunner, LCAM have the North gate repaired asap by Gate Tech. Ronny is to continue to reach out to the owner who was seen hitting the gate.

6. Vice-President's Report:

\*Bill Mellan, Vice-President had nothing to report from the Vice-President.

## 7. Treasurer's Report:

John Peronto, Treasurer, reported the January 2025 financials.

Discussion followed.

Bill Mellan, Vice-President, made a motion to approve the Treasurer's Report. Rita Fandrich, Director, second the motion. The motion was put to a vote and passed unanimously.

## 8. Manager's Report:

Ronny Dunner, LCAM gave a written Manager's Report. See Attached.

\*Moises, HMBM Building Maintenance will be asked to give an estimate for repair of the drywall that is damaged from the roof leaks. The repairs will be paid for by Number #1 Roofing once the estimate is approved.

\*Buster, Number #1 roofing had provided a list of roof repairs, which Ronny Dunner, LCAM had shared with the Board of Directors. However, the list did not include the repairs that have been completed since November 2024. Buster was asked to provide an updated list of repairs.

\*Three estimates have been provided for the new 2025 roof replacement. The three companies are Central Florida Roofing, Westfall Roofing and Zeus Roofing. All companies included flashing replacement in their estimate. The estimates were discussed by the Board of Directors. Bill Mellan, Vice-President, made a motion to approve Central Florida Roofing as the roofer to complete the 2025 roof replacement. Rita Fandrich, Director, seconded the motion. The motion was put to a vote and passed unanimously. Ronny Dunner, LCAM was asked to contact Central Florida Roofing to determine the best time to start the roof replacement.

\*Ronny Dunner, LCAM was asked to provide information for cameras for the North and South gates. He will obtain three options and costs for the cameras.

## 9. Committee Reports:

### Insurance Committee

Bill Mellan, Committee Chair, presented information regarding the existing Insurance policy and new agent and Scott Jakob, Jakob Insurance. Scott had given a presentation prior to the Board of Directors meeting. It appears that Stonewater will save approximately \$30,000.00 to \$60,000.00 with the new policy.

### ARC

Bill Mellan, Committee Chair reported that the ARC committee had approved three requests.

1141 Waterfall Lane – enclose the back porch

1145 Waterfall Lane - relocate the ductless split air conditioner

3211 Stonewater Dr – New Anderson windows for the entire unit

### Hospitality Committee

Rita Fandrich, Committee Chair provide a written year-end report for 2024.

The report covered activities and financials for 2024.

#### 10. Old Business:

Bill Mellan reported an update on Stonewater Lakes. The new part for the waterfall pump, which will be installed out of the water is expected to arrive in February and completion of the repair will be done by the end of March 2025. The schedule to maintain the water quality of Stonewater Lake is to be maintained the same as the other lakes in Oakbridge.

#### 11. New Business:

##### \*Cameras at the gates

The Board would like Ronny Dunner to obtain three options and prices for cameras at the North and South gates.

##### \*Insurance Policy

Bill Mellan, Vice-President, made a motion to accept the new Stonewater Insurance policy which will be a saving of approximately \$60,000.00 from Jakab Insurance.

The new policy will go into effect at the end of March 2025.

John Peronto, Treasure, second the motion. The motion was put to a vote and passed unanimously.

President Gerri Pennachio opened the meeting to the owners that were present at the meeting.

Ken Mills, 1161 Waterfall Lane inquired about the storm drains at the end of Waterfall Lane and Stonewater Dr and the lack of proper drainage during storms. Gerri Pennachio, President will get a quote from Alan/SK Pro. Ronny Dunner, LCAM advise that there will need to two more quotes for this work. Bill Mellan, Vice-President will contact Steve Allen to inquire about this work also.

#### 12. Adjournment:

John Peronto, Treasure, made a motion to adjourn the meeting at 6:55 p.m.

Bill Mellan, Vice-President, second the motion. The motion was put to a vote and passed unanimously.