

Board of Directors Meeting
Approved Minutes
4/24/2025

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 4/22/2025.

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
Noreen McGowan, Director

Shannon Hannum, Director Arrived Late
Marcie Hoecker, Secretary Absent

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

4. Approval of Prior Minutes

Bill Mellan, Vice-President, made a motion to accept the minutes from the 2/27/2025 Board of Directors meeting as submitted in the Board Packet with one correction. John Peronto, Treasure seconded the motion. The motion was put to a vote and passed unanimously.

5. President's Report: Gerri Pennachio, President.

*The Stonewater Documents have been updated and completed. The attorney will send the revised documents to Gerri Pennachio, President, and Ronny Dunner, LCAM. The documents will be mailed to the owners for review. The review period is 14 days. A Proxy will also be sent by Ameri-Tech with the documents for owners to vote on the new Documents.

*The Stonewater Certificate and Liability Insurance page is now on the Stonewater Website. The Insurance refund check for \$87,000.00 is being mailed to Scott Jakab who will then have Ameri-Tech deposit into the Stonewater Bank account.

*The issue of the Tennis Court has been brought up again. Gerri Pennachio will ask owners for ideas to replace the tennis court. There will need to be an owner vote for any changes.

*Gerri Pennachio, President will be out of the country for two weeks. She asked that another Board Member review invoices for payment with Shannon Hannum, Director. Gerri Pennachio, President will be available by text and email. Bill Mellan, Vice-President will be co-signing invoices for approval with Shannon Hannum, Director.

6. Vice-President Report: Bill Mellan.

*Bill Mellan reported that he is now the Vice-President of OOA1.

*The pumps for the waterfall have been repaired, permits approved, the electrical panel is above the water level. OOA1 expects the system to be up and running in several weeks.

7. Treasure's Report: John Peronto

John Peronto, Treasure reviewed the financial reports.

Discussion followed.

Ronny Dunner, LCAM was asked to check with Ameri-Tech's accounting department for Aging Payments and to send letters with an envelope to the owners who are in Arrears for the Assessment payment.

Noreen McGowan, Director, made a motion to accept the Financial Report.

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

8. Manager's Report: Ronny Dunner, LCAM

See attached written Manager's Report. There is one correction to the report.

Cameras will be installed at both the North and South Gates.

9. Committee Reports:

Hospitality Committee: Rita Fandrich, Chair.

Rita Fandrich reported that the Stonewater Spring Social will be held this Sunday, April 27, 2025, from 5pm to 7pm.

ARC: Bill Mellan, Chair reported there are no pending approvals at this time.

10. Old Business:

None

11. New Business:

*Documents: Discussed in the President's Report.

*Add Landscape to ARC:

Discussion was held as to why the two committees should be combined.

Ronny Dunner, LCAM advised that most communities do have only one committee for both Architectural changes and landscaping.

Shannon Hannum, Director, made a motion to accept the motion to add Landscaping to ARC. John Peronto, Treasurer seconded the motion. The motion was put to a vote.

Bill Mellan, John Peronto, Shannon Hannum, Noreen McGowan, Gerri Pennachio voted to pass the motion.

Rita Fandrich opposed the motion. The motion passed.

Gerri Pennachio, President, opened the meeting to the owners that were present for discussion.

*Ken Mills had a question regarding the storm drains. Gerri Pennachio, President advised that the engineer has been on site and has looked at the storm drains. She will contact Alan of SK Pro to obtain his findings.

*Joan Fields advised that the Tennis Courts are part of the original Amenities for Stonewater Condominium Association and may not be able to be changed.

12. Adjournment

Bill Mellan, Vice-President made a motion to adjourn the meeting at 7:08 pm.

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.