

Board of Directors Meeting
Approved Minutes
2/27/2025

1. Gerri Pennachio, President called the meeting to order at 6:02 pm.

2. Gerri Pennachio, President gave notice that the agenda was posted on 2/25/2025.

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

Gerri Pennachio, President

William Mellan, Vice President

Linda Sowell, Secretary

Shannon Hannum, Director

Rita Fandrich, Director

John Peronto, Treasurer 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 1/30/2025 Board of Directors meeting as submitted in the Board Packet. Linda Sowell, Secretary, seconded the motion.

The motion was put to a vote and passed unanimously.

5. President's Report

*Three units will have new roofs this spring. This will need to be coordinated with SK Pro for siding repairs.

*Ronny Dunner, LCAM, was requested to acquire two more bids for a large repair of a unit.

*The Annual packets were mailed out to owners. There will not be an election this year. There are four positions open and three candidates.

*Ronny Dunner, LCAM, was requested to obtain signs for both gates regarding the closing of the gates.

*Violation letters have gone out to several owners.

*Stonewater has a new Insurance Broker. Scott Jakab Insurance. The new insurance policy will save Stonewater Condominium Association approximately \$75,000.00 next year.

*A closed meeting is scheduled with Ameri-Tech at Stonewater Clubhouse on March 13, 2025 to discuss several issues with their Management.

6. Vice-President's Report

Bill Mellan, Vice-President, did not have a report for this month meeting.

7. Treasure's Report

Gerri Pennachio, President, read the Financial Reports.

Discussion followed.

Bill Mellan, Vice-President, made a motion to accept the Financial Report.

Rita Fandrich, Director, second the motion.

The motion was put to a vote and passed unanimously.

8. Manager's Report

Ronny Dunner, LCAM, provided a written Manager's Report. See attached.

Confirmation was given by Ronny Dunner, LCAM, that the North Gate will require two cameras, and the South Gate will have one camera which will be provided by Gate Tech.

9. Committee Reports

* Hospitality Committee

Rita Fandrich, Committee Chair, reviewed the 2025 plans the Hospitality Committee has scheduled for Stonewater.

* ARC Committee

Bill Mellan, Committee Chair, had nothing new to report this month.

* OOA1

Bill Mellan, Vice President, is also a member of OOA1 Board of Directors.

The waterfall pump should be installed by the end of March. The damaged entry sign on Harden Blvd and Oakbridge Parkway is awaiting approval by the City of Lakeland to complete installation.

10. Old Business

* Cameras at Gates

Ronny Dunner, LCAM, presented information for the cameras at both the North and South gates. Discussion followed.

Rita Fandrich, Director, made a motion to approve the first estimate for the cameras. \$5468.73. The cameras will be provided and installed by Gate Tech.

Bill Mellan, Vice President, second the motion.

The motion was put to a vote and passed unanimously.



TO: Stonewater
FROM: Ronny Dunner, LCAM
Subject: Manager's Report – February, 26th 2025

Work Completed

- Contacted gate tech regarding cameras at the gate catching the license plate on the way in and on the way out and if the 3 camera system catches the plate.
- Sent approved violations out to the unit owners.
- No. 1 roofing has been contacted to provide the details on the roofs that was recently repaired.
- Contacted Naturzone and confirm that the invoice for the recent racoon trapping was not paid.
- Contacted Trapper to confirm the group pricing for several units that have rodent issues.
- Creating notice to the members to advise that grills must not be stored or used within 10ft of the building. I am currently checking Polk county rules to confirm that this national fire code is enforced in this county.

Respectfully Submitted,
Ronny Dunner, LCAM

Ameri-Tech Realty, Inc • Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 • Fax: (727) 723-1101
Toll Free: 1-877-726-0000
www.ameri-tech.com

11. New Business

*Gates

Ronny Dunner, LCAM, presented information for the repair of the North gate. Discussion followed. Three options were provided. The repair and installation will be provided by Gate Tech.

Bill Mellan, Vice-President, made a motion to approve the third option, which are Virtual Loops.

Rita Fandrich, Director, second the motion.

The motion was put to a vote and passed unanimously.

Gerri Pennachio, President, opened the meeting to the owners that were present at the meeting. Jerry Dollar, 1148 Waterfall Lane, inquired about the progress of the repair of the waterfall pump. Bill Mellan, Vice-President, responded that the repair is still on schedule for the end of March 2025.

Ken Mills, 1161 Waterfall Lane, inquired about the progress of the storm drains. Gerri Pennachio, President responded that she would check with Alan, SK Pro regarding this request.

12. Rita Fandrich, Director, made a motion to adjourn the meeting at 7:08 p.m. Linda Sowell, Secretary, second the motion. The motion was put to a vote and passed unanimously.

Estimate



1908 Wood Ct
Plant City FL 33563
(813) 752-9242

ESTIMATE #

13547

DATE

02/03/2025

CUSTOMER

Stonewater Apartments*
3165 Stonewater Drive
Lakeland, FL, 33803

SERVICE LOCATION

Stonewater Apartments*

3165 Stonewater Drive
Lakeland, FL, 33803

DESCRIPTION

North Gate

Install 20in NEMA enclosure on wall next to power meter and run power from circuit.
Install a 12ft 4X4 post outside North entrance gate between wall and road for camera mount.
Bury 3/4in pvc conduit from NEMA under wall to 4X4 post.

Install a 8ch NVR with 2TB hard disk drive in NEMA and pull in 3 Cat5e lines for cameras.

Install a 5MP Tag capture camera to cover incoming cars.

Install 1 general view 5MP camera for general gate coverage and a 5MP camera to cover call box and entrance.

South Gate

Install 20in NEMA enclosure on wall next to power meter and run power from circuit.
Install a 12ft 4X4 post outside South entrance gate between wall and road for camera mount.
Bury 3/4in pvc conduit from NEMA under wall to 4X4 post.

Install a 8ch NVR with 2TB hard disk drive in NEMA and pull in 2 Cat5e lines for cameras.

Install a 5MP Tag capture camera to cover incoming cars.

Install 1 general view 5MP camera for general gate and call box coverage.

Estimate 1 Full

Estimate 1 Full

Description

Qty

4K AI 8CH NVR 8POE 1 HDD BAY
4K AI 8CH NVR 8POE 1 HDD BAY

2.00

2TB SURVEILLANCE HARD DRIVE
2TB SURVEILLANCE HARD DRIVE

2.00

4MP COLORMAX ULTRA DETERRENT 2.8MM W/ 2-WAY AUDIO

3.00

4MP COLORMAX ULTRA DETERRENT 2.8MM W/ 2-WAY AUDIO

5MP FULL AI STARLIGHT 5-50MM LONG RANGE BULLET W/ 150'IR

2.00

5MP FULL AI STARLIGHT 5-50MM LONG RANGE BULLET W/ 150'IR

Conduit and misc. material

1.00

Electrical for NEMAs

2.00

Labor

20.00

2 man crew

CUSTOMER MESSAGE

Estimate
Total:

\$5,468.73

Estimate 2 Lite

Description	Qty
4K AI 8CH NVR 8POE LITE 1 HDD BAY	2.00
4K AI 8CH NVR 8POE LITE 1 HDD BAY	
2TB SURVEILLANCE HARD DRIVE	2.00
2TB SURVEILLANCE HARD DRIVE	
5MP 3.6MM FIXED LENS IP BULLET W/ IR & SD SLOT (BUILT-IN-MIC)	3.00
5MP 3.6MM FIXED LENS IP BULLET W/ IR & SD SLOT (BUILT-IN-MIC)	
Conduit and misc. material	1.00
Electrical for NEMAs	2.00
Labor	20.00
2 man crew	

CUSTOMER MESSAGE

This quote as requested has all the equipment in its LITE version. It does not change picture quality of the cameras or record time. It does effect the AI capabilities of the system and speed and smoothness while viewing remotely. This quote also removed the tag capture capabilities in favor of just general coverage. All equipment has a 3 year warranty on equipment and 1 year warranty on labor.

Estimate Total:	\$3,907.82
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Terms and Conditions

This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Accounts not paid within 10 days of the due date unless otherwise agree upon in writing are subject to a 1.5% monthly finance charge. Any alterations after quote is signed will require a signed work change order before changes are made. In the event that, during or leading up to the work described, Contractor's costs for materials used or to be used herein are increased by more than 110% over the Contractor's costs for same at the time this Contract was signed, for any cause(s) beyond the control of Contractor, then, and in such event(s), Contractor shall have the right to pass the entire amount of materials costs increase(s) along to Owner by adding the total amount(s) to the Contract Price. See gatetechinc.com/warranties for warranty information. New Installations are scheduled 3-4 months from approval date.



1908 Wood Ct
Plant City FL 33563
(813) 752-9242

CUSTOMER

Stonewater Apartments*
3165 Stonewater Drive
Lakeland, FL, 33803

Estimate

ESTIMATE #

135786

DATE

SERVICE LOCATION

Stonewater Apartments*

3165 Stonewater Drive
Lakeland, FL, 33803

DESCRIPTION

Replacement loops at north entrance 2 loops have failed total 4 suggested replacement

Saw cut loops Minimum

Saw cut loops Minimum

Description

Qty

Loop install - Wrapped

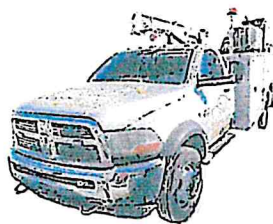
Installation includes layout, cutting in loop, winding loop wire sealing loop and running lead in. Includes all needed material. Priced per loop perimeter foot.

72.00

Installation Labor

Labor for the installation of gates, fence, operators and accessories.

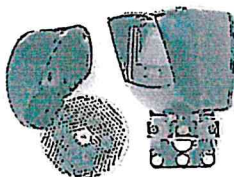
1.00



RET2 Reflective Eye

Compact Reflective style photocell, with adjustable ball and sockjet mount. Photo eye works with non monitored and monitoring protocols including 10K ohm, N/C, two wire pulse, four wire pulse. 12 - 24 VAC / DC. Up to 60' range, Includes integrated hoods for photocell and reflector hood. Stealth mode turns off led's after 30 seconds. Made in USA (02/24)

2.00



CUSTOMER MESSAGE


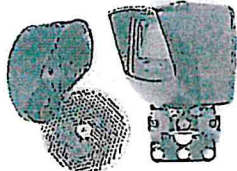
Replace 2 failed loops at north entrance and exit. minimum work required to return gates to function. Addition of photo eyes to bring gates up to code and future proof when operators will be replaced.

**Estimate
Total:**

\$2,368.80

Saw cut all loops

Saw cut all loops

Description		Qty
Loop install - Wrapped Installation includes layout, cutting in loop, winding loop wire sealing loop and running lead in. Includes all needed material. Priced per loop perimeter foot.		144.00
 Installation Labor Labor for the installation of gates, fence, operators and accessories.		1.00
 RET2 Reflective Eye Compact Reflective style photocell, with adjustable ball and sockjet mount. Photo eye works with non monitored and monitoring protocols including 10K ohm, N/C, two wire pulse, four wire pulse. 12 - 24 VAC / DC. Up to 60' range, Includes integrated hoods for photocell and reflector hood. Stealth mode turns off led's after 30 seconds. Made in USA (02/24)		2.00

CUSTOMER MESSAGE

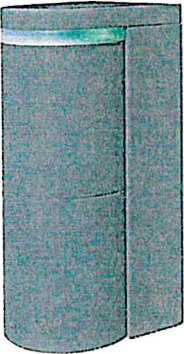

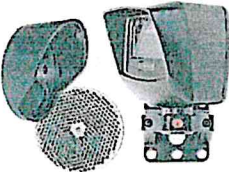
Replace all loops at north entrance 2 loops failed testing 2 functioning tested poorly partially caused by asphalt cracking and breaking up. Addition of photo eyes to bring gates up to code and future proof when operators will be replaced.

**Estimate
Total:**

\$3,781.44

Virtual loops Minimum

Virtual loops Minimum

Description		Qty
	Virtual Loop 2 Virtual loops will detect presence of vehicles using microwave based radar. Includes ability to detect or reject detection of people in sensor area. Weather resistant, detection range up to 26'. SO 10.23	2.00
	Installation Labor Labor for the installation of gates, fence, operators and accessories.	2.00
	MiscMaterial Misc. materials including connectors and fasteners	6.00
	RET2 Reflective Eye Compact Reflective style photocell, with adjustable ball and sockjet mount. Photo eye works with non monitored and monitoring protocols including 10K ohm, N/C, two wire pulse, four wire pulse. 12 - 24 VAC / DC. Up to 60' range, Includes integrated hoods for photocell and reflector hood. Stealth mode turns off led's after 30 seconds. Made in USA (02/24)	2.00

CUSTOMER MESSAGE

Replace failed loops with virtual loops post mounted to side of roadway. Addition of photo eyes to bring gates up to code and future proof when operators will be replaced.

Estimate
Total:

\$2,624.92

Terms and Conditions

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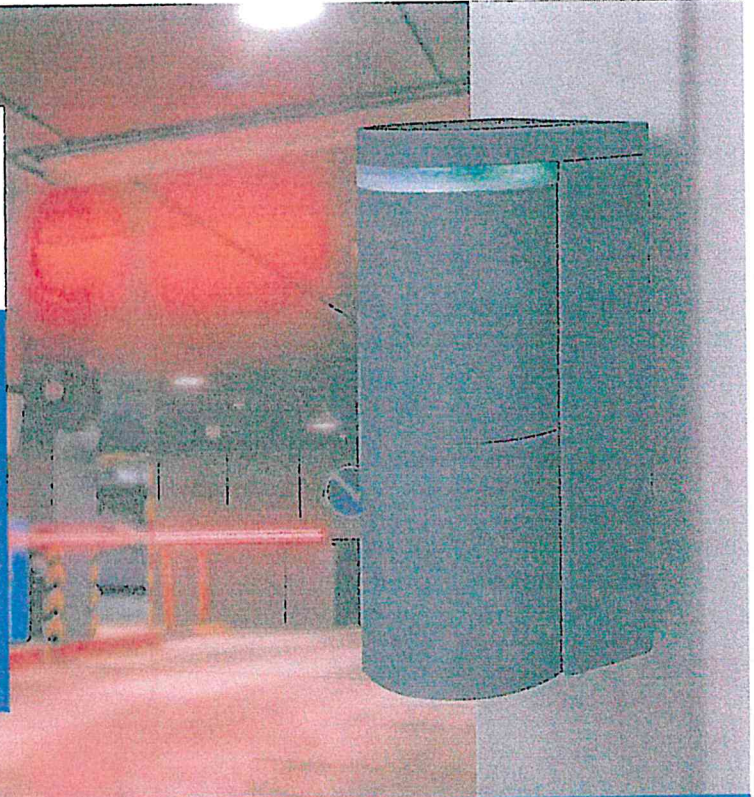


Virtual Loop 2.0

Model number : OVS-02GT

The Virtual Loop 2.0 is a Vehicle Presence Sensor for use on Gates and Barriers.

The advanced Distance Measuring Radar reliably detects vehicles of all sizes while ignoring nearly all human movement. Eliminate all the hassles of installing and servicing in-ground loops and give your customer reliable activation and presence for all their gate applications.



26 Feet Extended Range



No cutting, coring or drilling of concrete or asphalt required



Extremely stable under all types of weather conditions



Presence Detection for all types of vehicles

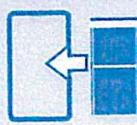


Can be programmed to ignore or detect humans based on application

Settings via
Smartphone App



Direct conduit
access



Direct installation
for single gang box



12 - 24V
AC / DC

Flexible
power supply



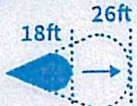
Wide angle
adjustment



Improved
built-in heater



Visible
indicator



Longer
detection range



IP66 & NEMA4

Water
resistance



2 outputs



Improved human
cancellation

Specifications

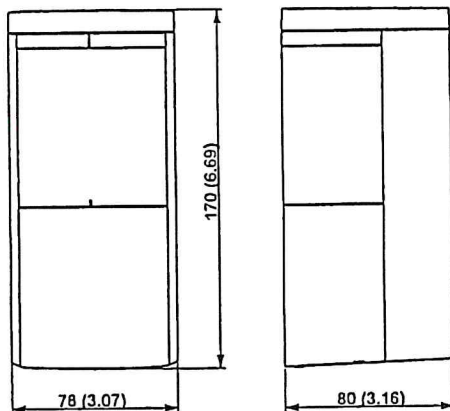
Name		Vehicle Detection Sensor (Surface mount)	
Model		OVS-02GT	
Detection method		Microwave (FMCW)	
Frequency		Microwave: 24GHz, BLE communication: 2.4GHz	
Response		MIN 500ms	
Supply voltage		12 to 24 VAC/DC	
Power consumption		Heater enabled: Up to 300mA, Heater disabled: Up to 90mA (at 24V)	
Output	Spec	Non-voltage solid state relay output 30VDC 0.3A or less (resistance load) (N.O./N.C.)	
		Non-voltage mechanical relay output 30VDC 1A or less (resistance load) (N.O./N.C.)	
	Delay [s]	Off / 0.5 / 1 / 2 / 3 / 4	
	Hold timer [s]	Off / 0.5 / 1 / 2 / 3 / 10 / 30 / 60	
	Mode	Detection / Pre-detection / Mask	
	Type	Holding / Pulse IN / Pulse OUT	
Input	Spec	150ms / 250ms / 500ms / 1s	
		N.O. contact Non-voltage relay input, On resistance 100Ω or less, Off resistance 200kΩ or more, Internal pull-up voltage: approx 3.3V	
Input	Mode	Link (OR gate) / Link (AND gate) / Inhibit / Wake	
		Barrier - Activation, Protection / Slide gate - Activation, Protection / Swing gate - Activation, Protection, Shadow	
Device setting	Detectable vehicle speed		1.2 to 22 miles/h (2 to 35km/h)
	Detection range		7ft (1.5m) to 26ft (8m) *20 inch (0.5m) pitch
	Main sensitivity		Level 1 to 7
	Fine tuning presence		Level 1 to 7
	Close range sensitivity		Level 1 to 7
	Side approach detection		Off / On (2.5s)
	Vibration sensitivity		Off / Low / Middle / High
	Sensitivity boost		Off / Low / Middle / High
	Sensitivity boost timer [s]		Off / 0.5 / 1 / 2 / 3 / 4 / 5 / 10 / 20 / 40
	Relay response time		Level 1 to 4
	Presence detection timer [min]		5 / 15 / 60 / 180 / Infinity
	Slide gate cancellation		Off / On
Indicator	On/Off		Switchable (with smartphone App or by holding a magnet close to the unit)
	Standard operation mode	Standby: Solid green, Detected: Solid red, Bad environment: Solid purple, Calibration incomplete: Solid blue	
		Wake up: Solid blue for 3 seconds	
	Smart phone APP connection mode	Completed reset: Blinking blue (fast) for 2 seconds	
		Standby: Blinking green (slow), Detected: Blinking yellow (slow), Bad environment: Blinking purple (slow), Calibration incomplete: Blinking blue (slow)	
	Area check	Standby: Blinking green (slow), Pre-detected: Blinking yellow (slow), Detected: Blinking red (slow)	
Ambient temperature	In progress: Blinking blue & green, Error unstable: Blinking red & yellow (fast), Error high reflection: Blinking red & blue (fast), High reflection: Blinking purple (for 10s)		-22 to 122°F (-30 to 50°C)
	Operating ambient humidity		95% max (no condensation)
	Degree of protection		IP65 / NEMA4
	Installation location		Indoor / Outdoor
	Installation height		20in (500mm) from the road surface to the bottom of the unit
	Sensor angle adjustment		Left and right: ±96° (3° pitch)
	Weight		21oz (600g) including accessories
	Accessories		4pcs attached screws (2pcs Metric coarse thread M4 x 12, 2pcs Tapping screw 4 x 20), Quick reference guide

Specifications are subject to change without notice for improvement.

Dimensions

Exposed

[Unit:mm(inch)]

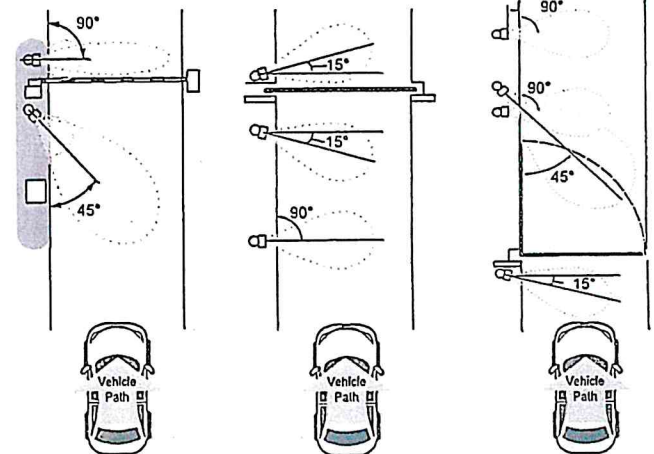


Sensor Installation Conditions

Barrier Gate

Slide Gate

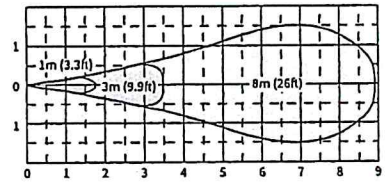
Swing Gate



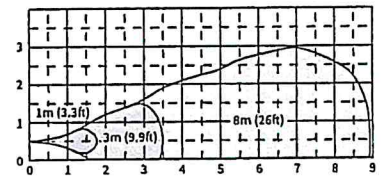
Detection Area Diagram

[Unit:m] 1m=3.3ft.

Top View



Side View



□ Microwave

Installation height 0.5m(1.6ft.),
Operation type: Device activation,
Sensitivity: 4,

*Under normal operation, the detection area by an actual vehicle may be smaller.