

Board of Directors Meeting
Annual Meeting
Draft Minutes
March 25, 2025

1. Gerri Pennachio, President, called the meeting to order at 7:02 pm
2. Appoint Chairperson of the Meeting.
Bill Mellan nominated Gerri Pennachio as the Chairperson of the meeting.
Rita Fandrich second the motion.
Gerri Pennachio accepted the position of Chairperson for the Stonewater Annual Meeting.
3. Gerri Pennachio, President gave notice that Proof of Notice of the Meeting was properly noticed per Florida State Statutes as evidence by signed affidavit.
4. Certifying of Proxies & Establish Quorum was present.
5. Read or Waive Minutes of Last Members' Meeting & Motion to Approve.
The Minutes from March 28, 2024, were waived. Bill Mellan, Vice-President made a motion to waive the minutes and Linda Sowell, Secretary, seconded the motion. The motion was approved unanimously.
6. Candidates Have Read and Agree to Abide by Association Documents.
The candidates, Bill Mellan, Rita Fandrich and Marcie Hoecker, have read and agreed to abide by the Association Documents.
7. Election of Directors.
The Ballot Box was closed, there was no election. There was no election of Directors, as there were four positions open, and three candidates applied.
8. Reports of Officers and Committees
President's Report
President, Gerri Pennachio thanked Terry Wexler and Joan Fields for canvassing Stonewater today to obtain the necessary number of Proxies that were needed for a Quorum for the Annual Meeting. Gerri Pennachio also thanked the Board of Directors for all their hard work during this past year at Stonewater. The attorney is finalizing the updated documents. Once completed, the documents will be mailed to the owners who will have an opportunity to review the documents. There will be a Townhall meeting to discuss the new documents. President Pennachio reminded the owners that the vote for the new documents will be all or nothing, line items cannot be removed. Building repairs are still on going.

Insurance Committee

Bill Mellan, Vice President and Chair of the Insurance Committee informed the owners that Stonewater has a new Insurance Agent. Scott Jakab, Jakab Insurance. By changing to this insurance company approximately \$75,000 will be saved.

Hospitality Committee

Rita Fandrich, Director and Chair of the Hospitality Committee reminded everyone Stonewater will be having a Spring Social. Please mark your calendars for Sunday, April 28, 2025, from 5p.m. to 7:00 p.m.

9. Unfinished Business

No unfinished business.

10. New Business

Gerri Pennachio, President opened the meeting to the Stonewater Owners that were present.

A) Open Forum

Gail Holmes, 3243 Stonewater Dr. Inquired about the status of the waterfall pumps. Bill Mellan, Vice-President and Shannon Hannum, Director said they have not seen any prep work being done. However, Bill Wood Maintenance Tech, for Stonewater is adding water to the lakes. He is using the main valve to pump water into the lakes. More discussion followed regarding the above ground placement of the pumps for the waterfall.

Geri Tardy, 3155 Stonewater Dr had questions about the Atrium Windows, flowers at the entrances of Stonewater and the damaged signs. It was explained that the flowers and entrance sign are the responsibility of OOA1. The definition of Atrium Windows was also discussed.

There will be three roofs replaced this year. Central Florida Roofing has been contracted to do the roof repairs.

B) The new Board of Directors were seated. Gerri Pennachio, Bill Mellan, John Peronto, Rita Fandrich, Shannon Hannum, and Marcie Hoecker. Noreen McGowan was nominated to fill the open position on the Board of Directors.

Gerri Pennachio thanked Linda Sowell for her time on the previous Board of Directors.

11. Adjournment:

Bill Mellan made a motion to adjourn the meeting at 8:00 p.m.

Rita Fandrich second the motion. The motion was put to a vote and passed unanimously.