

Board of Directors Meeting  
Approved Minutes  
June 26, 2025

1. Gerri Pennachio, President, called the meeting to order at 6:00 p.m.
2. Gerri Pennachio, President gave notice that the agenda was mailed on May 23, 2025.

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

Gerri Pennachio, President  
William Mellan, Vice President  
Marcie Hoecker, Secretary  
John Peronto, Treasurer  
Rita Fandrich, Director  
Noreen McGowan, Director

Shannon Hannum, Director Absent

Jinny Gunn, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Open Forum:

President Pennachio thanked everyone for voting, and she opened the meeting to owners for an Open Forum. Stonewater's Documents were out of compliance, and Kaufman Language was added to keep Stonewater's Documents current with State Legislation in the future. The question was raised regarding inheritance of property in Stonewater. President Pennachio replied that Stonewater does not have to approve inherited property. Any damage that occurs to a Common Element would be paid by Stonewater Operating Funds. The question regarding The Bi-laws Conflict of Interest 3.12.1. The Association shall not hire any attorney that also represents the management company of an Association. Vice-President Bill Mellan responded that there is a plan to remove this issue. The Landscape Committee was merged with ARC. This was voted on at the April 24, 2025, Board of Directors meeting. It is recommended that the ARC/Landscape Committee meet to have a discussion to outline the scope of landscaping. A notice will be posted when the meeting takes place. It is recommended that any owners that have concerns attend the committee meeting.

#### 5. Vote Results

Gerri Pennachio, President called for the results of the Membership vote.  
Amended and Restated Declaration of the Condominium of Stonewater, a  
Condominium.

Approved 86

No 4

Amended and Restated By-Laws of Stonewater Condominium Association, Inc.

Approved 85

No 5

#### 6. Board Approval of Amended and Restated Declaration and Bylaws

Bill Mellan, Vice-President, made a motion to accept Board Approval of Amended  
and Restated Declaration and Bylaws.

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

#### 7. Adjournment

Rita Fandrich, Director, made a motion to adjourn the meeting at 6:29 p.m.

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