

Board of Director's Meeting
Draft Minutes
8/28/2025

1. Gerri Pennachio, President called the meeting to order at 6:01pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 8/26/2035.
3. Gerri Pennachio, President took roll call and a quorum of the Board was present.
Gerri Pennachio, President
William Mellan, Vice President
Rita Fandrich, Director
Noreen McGowan, Director

Shannon Hannum, Director arrived late
John Peronto, Treasurer Absent
Marcie Hoecker, Director Absent

Ronnie Dunner, LCAM was in attendance.
Terry Wexler, Admin Asst. was absent.

4. Approval of Prior Minutes:

Bill Mellan, Vice President made a motion to accept the minutes from 7/31/2025 Board of Directors meeting as submitted in the Board Packet.
Rita Fandrich, Director seconded the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

- Gates signs were posted. Gerri Pennachio, President emphasized to always be careful when behind another car and to make certain you will clear the gate before it automatically closes. Make certain the car in front is not stopping. There are several reported gate issues when it is not functioning and remote issues with gate staying closed or will not open. She stated at times when encountering difficult opening the gate, you can call yourself to open the gate or try #1414 to open the gate. William Mellan mentioned that the board may want to consider new gates if issues persist.

- Swiftmud came out to assess the storm drainage issue at 1160 Waterfall Ln. and the units across from the Clubhouse. They will provide their findings as soon as possible for a solution to address the issue.
- The pool gate lock is not working. Gerri Pennachio, President requested that Ronny Dunner, LCAM contact a locksmith and get a new lock that preferably uses an entry code.
- Gerri Pennachio, President mentioned that the board got no prior notice about the new Ameri-Tech Resident Portal. Resident e-mails were sent out this last week and this created numerous calls about the new payment system. Gerri Pennachio, President emphasized that Ronny Dunner, LCAM did not inform the board of the new Ameri-Tech Portal for payment. He said that on September 2nd there will be a Zoom training. It is recommended to sign up in advance. An e-mail with instructions was sent out on how to sign up. Also, the ACH payments will continue as usual and this new method of payment through the portal is a new payment option.

6. Vice President's Report:

- Recap of the OOA1 recent meeting:
 - *The finances, policies and fountain work were reviewed by the Board.
 - *OOA1 is coordinating electrical, architectural, and landscaping vendors as well as obtaining appropriate permits for the Oakbridge Development entry signs.
 - * OOA1 has requested that Stonewater Condo Association replace an older trespassing sign that resides outside the Stonewater Property. The board felt that the sign is the responsibility of OOA1 and the sign may no longer be needed.
 - * OOA1 have engaged Engineering Surveyors, Chastain Skillman to determine the exact boundary lines of the entire property to determine which areas the Associations are responsible to maintain. The surveyors will determine the exact property lines and whether City, OOA1, Watson Clinic or Stonewater Condo Association is responsible.
 - * OOA1 has done a Reserve Analysis and have decided that an increase of 3% will need to go in effect to address any financial future expenses. The increase will impact Stonewater Condo Association fees.
 - * The Waterfall Pumps are currently working.

7. Treasurer's Report:

Gerri Pennachio, President gave the Treasurer's Report.

- Review of Operating Funds show that all is stable.
- The board is hiring less contractors to reduce costs. If a permit is needed to do work orders a contractor will be hired.
- Ronny Dunner, LCAM will conduct a budget workshop to be scheduled in early September.
- Homeowner Aging Report was reviewed. There are two homeowners that have large outstanding balance. One made a payment in June and the Attorney is aware. Ronny Dunner LCAM will get with Ameri-Tech bookkeeper regarding the other homeowner. Some remaining homeowners have not paid the 2025 Assessment.

William Mellan, Vice President made a motion to accept the Treasurer's Report.

Noreen McGowan, Director seconded 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.

- Review of the quotes from Massey and Orkin Termite Treatment for two properties. Terminex did not submit a quote. Orkin has agreed that both properties can be targeting spot treatments and will provide a warranty. Massey wanted to Tent one of the properties.

William Mellan, Vice President made a motion to choose Orkin for the treatment of the two properties. Shannon Hannum, Director seconded the motion. The motion was put to a vote and passed unanimously.

- Ronny Dunner, LCAM requested the board provide a date for the budget workshop to occur before September 18th.
- The Ameri-Tech Cinc/Portal Training is scheduled for September 2nd.
- The pool/ boardwalk camera quote is still pending from Gate Tech.

9. Committee Reports:

- Hospitality Committee: Rita Fandrich, Director and chair for the committee stated that there is no news to report.
- ARC/Landscaping Committee: William Mellan, Vice President and chair of the committee stated that he is still waiting on an electrical bid from the homeowner before setting up the meeting. He has been waiting for the bid

from the homeowner and he will recommend that the homeowner reach out to another vendor to obtain a bid.

10. Old Business:

N/A

11. New Business:

- Sales and Leasing Applications

Ronny Dunner, LCAM reviewed that our current documents now state the board has the right to have an application be submitted for review by the board for of all potential new leasers or owners. This will allow for a homeowner background check to be conducted and reviewed by the board prior to the sale or lease completion. The application costs were discussed.

William Mellon, Vice President made a motion to accept the \$150.00 application fee. Shannon Hannum, Director seconded the motion. The motion was put to a vote and passed unanimously.

12. Owner Forum:

Jerry Dollar asked for clarification on whether his condo next door to condo being treated for termites should also be inspected for termites? Shannon Hannon, Director stated there is only a need to inspect for termites when the homeowner identifies a termite issue.

13. Adjournment:

Bill Mellan, Vice President made a motion to adjourn the meeting at 7:07pm.

Noreen McGowan, Director seconded the motion. The motion was put to a vote and passed unanimously.

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TO: Stonewater
FROM: Ronny Dunner, LCAM
Subject: Manager's Report – August, 28th 2025

Work Completed

- Gate tech has been on property to address gate remote issues, gate staying open and gate staying closed. As of today, all issues have been resolved.
- Cameras seem to have a memory issue. Contacted Gate tech to address and advise on how to correct the memory issue.
- Signs installed at the gate for tailgating.
- Contacted residents and completed visits for work orders submitted
- A/C line getting filled with water. Contacted A/C company to address issue.
- Emergency water leak was reported and repaired.
- Received quotes from Massey and Orkin. Terminex has not submitted a quote.
- Swift Mud came to the property to address the drainage issues and will provide details needed to correct the drainage problems.
- OA1 has confirmed they will be scheduling a contractor to look at the drainage across the street from the clubhouse.

Respectfully Submitted,
Ronny Dunner, LCAM

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