

Board of Directors Meeting
Draft Minutes
5/29/2025

1. Gerri Pennachio called the meeting to order at 6:00pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 5/27/2025.

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 Absent
Shannon Hannum, Director 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 April 24, 2025, Board of Directors meeting as submitted in the Board Packet.
John Peronto, Treasure second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

Gerri Pennachio, President, gave an oral report.

*Cameras have been installed at both gates. Waiting on Spectrum to connect to the modem. Ronny Dunner, LCAM is checking with Spectrum for billing, Stonewater has a Bulk Account with Spectrum.

*Signs have been ordered for the gates. Ronny Dunner, LCAM has ordered the approved signs for Do Not Tail Gate. Terry Wexler, Admin Asst. has ordered signs for Security Cameras in use.

*Two roofs have been completed. The contractor, SK Pro, needs permits to complete the siding installation. The City of Lakeland is reviewing the permits. The third roof will be completed this Saturday, weather permitting.

*The reimbursement check for Stonewater Insurance has been received.

*The revised Documents have been received which are the proposed amendments and updates to the Declaration of Condominium and Bylaws to bring them up to date with current situations existing in the community. Also to clarify unit owners' and Association's responsibilities, and to make sure the documents are consistent with Florida Statutes and enforceable under the law. Most of the changes are due to the new Florida Statutes. Kaufman Language was added. The Stonewater BOD

made two changes: 1) voting by the owners shall be a majority 50% plus one. The majority are those voting interest present or by proxy. 2) Parking of a vehicle longer than 266 inches and 81 inches wide will be prohibited.

*Owners may drop off their limited proxy at the Stonewater Clubhouse.

6. Vice President's Report:

Bill Mellan, Vice-President, also gave an oral report.

*The pumps for the waterfall are working.

*ARC processed and approved several requests. Bill Mellan stated that the ARC committee is now meeting and voting by email. This helps to speed up the decision-making process.

7. Treasure's Report:

John Peronto, Treasurer, gave an oral Treasure's report.

Discussion followed.

Bill Mellan, Vice-President made a motion to accept the Treasurer's report.

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

8. Manager's Report:

Ronny Dunner, LCAM gave a written report, see attached.

In addition to the written report, Ronny was asked to contact Spectrum regarding the activation of the security cameras regarding adding the internet to the Stonewater Bulk Plan. Gate Tech will provide training for the use of the cameras to Ronny Dunner and Terry Wexler, who can then help with the training of all the Board members. Ronny was also asked to follow-up with the unit that has termites and the unit that is asking that the gutters be inspected by a gutter company.

A motion was made that owners with late payments of their COA dues will be given until the end of June to bring their accounts current. After that, late fees will be enforced.

Bill Mellan, Vice President, made a motion to accept giving owners until the end of June to bring their accounts current and then enforcing late fees

John Peronto, Treasurer, second 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 – May, 29th 2025

Work Completed

- Pressure washing has been completed
- Cameras have been installed at the North Gate & South Gate.
- Contacted Spectrum to have internet activated at the North and South Gates
- Gate company is still addressing the broken rail at South Gate.
- Signs ordered for the North and South Gate.
- Refund has been received from Citizens.
- Roofers are currently working with SK Pro to handle the siding for the roof replacement to be completed.
- Getting quotes for driveways and sidewalk concrete repairs.
- Contacted residents and completed requests for questionnaires, atrium windows replacements and air quality control.
- Scheduled with Symbiont for the pool heater to be replaced on June 1st 2025.
- Received a complaint from DBPR which was submitted by Gregory Haynes.

Respectfully Submitted,
Ronny Dunner, LCAM

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9. Committee Reports:

ARC Committee: Bill Mellan, Committee Chair, reported no new business.

Hospitality Committee: Rita Fandrich, Committee Chair expressed that the Spring Social had an excellent attendance. Rita is also working on two Welcome Packets for new owners.

10. Old Business:

N/A

11. New Business:

N/A

*Owner Forum

Gail Holmes reported that she has a leaking Skylight. Gerri Pennachio, President asked Gail to turn in a work order for this repair.

Tina Wilder asked about the security camera she is installing, which has been approved by the ARC Committee. Gerri Pennachio, President will also contact Dan Pilka, Attorney, to develop a Consent Form that the owners will sign releasing the Association from any damages that might occur to their security camera when doing maintenance on their unit.

Jerry Dollar had questions for Bill Mellan, Vice President of Stonewater and OOA1. The pump timers do not run for long periods during the day. The OOA1 sprinklers need to be adjusted to early morning hours, prior to sunrise. not when pedestrians are walking in the morning. Jerry also reported that there are trespassers on the waterfall wall fishing. Jerry was told to call the non-emergency phone number to report this. Bill Mellan will contact Steve Allen for answers to his questions.

Ken Mills inquired about the storm drains, due to the Hurricane Season fast approaching. Gerri Pennachio reported that the Engineer had been out to inspect the storm drains. She will follow up with Alan from SK Pro for the report.

12. Adjournment:

Rita Fandrich, Director, made a motion to adjourn the meeting at 7:06 pm.

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