

Board of Directors Meeting
Draft Minutes
7/31/2025

1. Gerri Pennachio, Presiden called the meeting to order at 6:00 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 7/29/2025

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

Gerri Pennachio, President
Marcie Hoecker, Secretary
Shannon Hannum, Director
Rita Fandrich, Director
Noreen McGowan, Director

William Mellan, Vice President arrived late
John Peronto, Treasurer Absent

Ronnie Dunner, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Approval of Prior Minutes:

Rita Fandrich, Director made a motion to accept the minutes from 5/29/2025 Board of Directors meeting as submitted in the Board Packet.

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

Rita Fandrich, Director made a motion to accept the minutes from 6/26/2025 Board of Directors meeting as submitted in the Board Packet.

Noreen Mc Gowan, Director second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

Gerri Pennachio, President gave an oral president's report.

*Cameras have internet access and are working, making it possible to review past events up to 20 days

*The No Tailgating signs need to be 9 x 12 or 12x 12 inches in diameter.

*Shannon Hannum, Director will check with Bill Wood, Maintenance Technician to ensure that Landscape crew is using shoots to cover the exhaust of cut grass.

*The storm drain on Waterfall Lane is clogged due to debris falling during a storm and the storm drain behind 1161 Stonewater Dr. is also not draining properly. Ronny Dunner, LCAM suggested that Swiftmud could offer a possible solution for the storm drain on Waterfall Lane. The Board asked Ronny Dunner, LCAM to contact Swiftmud for assistance. Shannon Hannum, Director will investigate the storm drain behind 1161 Stonewater Dr.

6. Vice President's Report:

Bill Mellan, Vice President stated that the Waterfall Pumps are still not working properly. Bill Mellan will contact Steve Alan, LCAM of OOA1.

7. Treasure's Report:

Gerri Pennachio, President gave the Treasure's Report.

Shannon Hannum, Director made a motion to accept the Treasurer's Report. Noreen McGowan, Director second 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.

Ronny Dunner also stated that he will obtain a quote from Gate Tech for a camera that will cover the boardwalk to the pool and the pool equipment.

9. Committee Reports:

*ARC/Landscape Committee, chaired by Bill Mellan will call a meeting for owners who wish to participate in the upcoming requests that are currently outstanding and inform the community of the direction of the committee.

* The Hospitality Committee, chaired by Rita Fandrich stated that there are two new owners in Stonewater and the committee will be preparing a Welcome Packet for each new owner.

10. Old Business:

N/A

11. New Business:

N/A

12. Owner Forum

Jerry Dollar, 1148 Waterfall Lane asked for clarification on the termite and flooring issue at 1146 Waterfall Lane.

13. Adjournment:

Noreen McGowan, Director, made a motion to adjourn the meeting at 6:51 p.m. Shannon Hannum, Director 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 – July, 30th 2025

Work Completed

- Quotes for sidewalk and driveway repairs have been approved
- Internet for the gate cameras has been installed
- Gate company went over camera usage and how to configure to the associations liking.
- Signs are at the Stonewater Clubhouse.
- Contacted residents and completed visits for work orders submitted
- Symbiont replaced spa pump
- Contacted Heartland to fix the backward switch for the spa
- Plumbing company has been contacted regarding sewer line blockage
- Emergency water leak was reported and repaired.
- Waiting on the final quotes for 1146 Waterfall Lane

Respectfully Submitted,
Ronny Dunner, LCAM

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