

Board of Directors Meeting
Approved Minutes
October 23, 2025

1. Bill Mellan, Vice President, called the meeting to order at 6:15 pm.
2. Bill Mellan, Vice President, gave notice that the agenda was posted on 10/21/2025.

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

William Mellan, Vice President

Marcie Hoecker, Secretary

Shannon Hannum, Director

Noreen McGowan, Director

Absent Gerri Pennachio, President

Absent John Peronto, Treasurer

Absent Rita Fandrich, Director

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

4. Approval of Prior Minutes:

Marcie Hoecker, Secretary, made a motion to accept the minutes from September 25, 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.

5. President's Report:

Gerri Pennachio, President was absent, no report available.

6. Vice President's Report:

Bill Mellan, Vice President who also sits on the OOA1 Board reported that Chastain Skillman has completed an initial survey to determine the exact boundary lines for Stonewater Condominium Association to determine who is responsible for maintaining the property. OOA1 requested that Attorney Dan Pilka review the easement and who is responsible. The Board of Directors requested that the Attorney not be contacted at this time, since this is an initial survey. There was discussion and review of the survey with Bill Mellan, Vice President, Shannon Hannum, Director and Ronny Dunner, LCAM.

7. Treasure's Report:

Bill Mellan, Vice President gave the Treasurer's Report.

*Homeowner Aging report was reviewed. A letter to homeowners that are on the report will be sent letting them know if they are delinquent in the Special Assessment or Maintenance for 2025. John Peronto, Treasurer, and Ruth Dorch, Staff Accountant, will review and confirm that the report is correct.

Marcie Hoecker, Secretary, 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.

*The North gate power is out, and Lakeland Electric has been contacted.

*Gate Tech has been contacted for an additional camera for the Clubhouse and pool equipment. The estimate has been received and approved.

*Orkin has been contacted for the termite treatment. Ronny Dunner, LCAM will leave a check with Terry Wexler, Administrative Assistant, for them to pick up the day the treatment is completed. Orkin will be provided with a schedule when the Clubhouse is open and available to pick up the check.

* ACLM Paving has been contacted to provide an estimate to repair the dip in the road at Waterfall Lane and Stonewater Dr.

*Swift Mud responded that the drain at the bottom of Waterfall Lane is in working order and they see nothing wrong with the drainage system. Suggested keeping the leaves and debris out of the gutters and drains to allow water to flow and drain better.

*Quote has been received for painting units this year. An additional bid is needed to have a competitive bid for this project.

*Proposed 2026 budget has been completed and will be mailed to homeowners for review and discussion at the Budget Meeting, November 20th at Grasslands Pool Side Deck.

9. Committee Reports:

Rita Fandrich, Director and Chair of the Hospitality Committee, was not in attendance.

Bill Mellan, Vice President, and Chair of the ARC Committee, reported no requests have been made.

10. Old Business:

*Asphalt reported in Manager's Report

*Orkin reported in Manger's Report

*Storm Drains reported in Manager's Report.

11. New Business:

*Trees will be addressed this year by Francisco's Lawn Care.

12. Owner Forum

No questions were asked by the owners.

13. Adjournment:

Shannon Hannum, Director made a motion to adjourn the meeting at 7:00 pm.

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