

Board of Directors Meeting
Annual Meeting
Draft Minutes
March 11, 2026

1. Gerri Pennachio, President, called the meeting to order at 7:02 p.m.
2. Gerri Pennachio, President, gave notice that the agenda was posted on March 6, 2026.

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
Shannon Hannum, Director
Noreen McGowan, Director

Absent
Rita Fandrich, Director

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 Waive the 2025 Annual Meeting minutes. John Peronto, Treasure, second the motion. The motion was put to a vote and passed unanimously.

5. Candidates have read and agree to Abide by Association Documents
All Candidates agree to abide by the Association Documents.

6. Election of Directors
There was no election of Directors.

7. Reports of Officers and Committees

President's Report:

Gerri Pennachio, President, thanked Attorney, Dan Pilka for sponsoring the 2026 Annual Meeting. Scott Jakab the agent for Stonewater Insurance informed President, Gerri Pennachio that Stonewater will save \$21,000 for the 2026 Insurance Policy.

Trimming the trees this year will result in a saving of \$20,000 over the next four years. This Board of Directors has been catching up on problems that have existed for many years and will be focusing on preventive maintenance next year. This year six Atrium Windows will be repaired and six windows next year, which will complete the repair of all Atrium Windows. The dips in the road at Waterfall Ln and Stonewater Dr require three bids. Stonewater is waiting on OOA1 who has decided to provide a company to camera the storm drains to inspect their portion of this repair. Stonewater will repair the asphalt after the manhole cover is located which will be on or before April 11, 2026. The South gate operating system will be replaced starting the week of April 23, 2026. The North gate operating system will be replaced in 2027.

Vice President Report:

Bill Mellan, Vice President, stated that it is appreciated all the work that OOA1 is doing. Ie: pressure washing the brick wall. Bill Mellan is also the Vice President of OOA1 which allows for good communication between Stonewater and OOA1.

Hospitality Committee:

The Hospitality Committee is working on replacing the lights and reviewing the switch for the fans in the Clubhouse. Ronny Dunner, LCAM was asked to contact an electrician to check on this repair.

Landscape Committee:

Shannon Hannum, Director, said please be patient and give the scrubs time to recover from the cold weather. There is no money for landscaping in this year's budget. If Owners would like to do an Owner Pay for landscaping, there are forms at the Clubhouse.

8. Unfinished Business

There was no unfinished business.

9. New Business

There was no new business.

A. Open Forum:

President, Gerri Pennachio opened discussion for the owners.

An owner asked about repairing the Tennis Court. Several years ago, an estimate was given to repair the tennis court for \$75,000. At that time, it was decided not to go forward due to the tennis court not being used and the roots growing up in the playing area. There have been several suggestions for changes, but this will require a legal opinion before changes can be voted on by the owners.

The issue of landscaping was brought up again. Shannon Hannum, Director, told the owner that this issue will be addressed at a later date. The question was asked about the repairs at 3160 Stonewater Dr if this would affect the fees. Gerri Pennachio, President, stated that this expense has already been budgeted in the 2026 Budget.

Pressure Washing driveways and sidewalks is continuing. The vendor is working Saturday and Sunday to complete. There are driveways and sidewalks that need to be repaired. Terry Wexler, Admin Asst. stated that she and Ronny Dunner, LCAM will be walking the property to identify which driveways and sidewalks will be repaired this year. The Atrium Windows are being repaired by Central Florida Roofing instead of \$15,600 for each window that was previously repaired they are billing \$7,000.

B. Seating of New Board

The new Board of Directors were seated. Gerri Pennachio, Bill Mellan, John Peronto, Marcie Hoecker, Shannon Hannum, Noreen McGowan, Rita Fandich.

13. Adjournment:

John Peronto, Treasure, made a motion to adjourn the meeting at 7:30 p.m..
Bill Mellan, Vice President, second the motion. The motion was put to a vote and passed unanimously.