

Board of Directors Meeting
Approved Minutes
8/27/2026

1. Gerri Pennachio, President, called the meeting to order at 6:00 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 8/25/2026

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

Gerri Pennachio, President
William Mellan, Vice President
John Peronto, Treasurer
Shannon Hannum, Director
Rita Fandrich, Director

Absent
Noreen McGowan, Director
Marcie Hoecker, Secretary

Robins Noel, 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 the July 30, 2026, 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, stated that she has request that Attorney K C Bouchillon refund the retainer that Stonewater had paid. Attorney Dan Pilka was consulted regarding the Tennis Court. A material alteration would be necessary to make any change to the existing Tennis Court. Robins Noel, LCAM will check the Stonewater Document to see if this would require a 50% plus 1 owner vote of those present. A Townhall Meeting would be needed to discuss with the owners any changes that would occur with the Tennis Courts. ACPLM has completed the paving project on Waterfall Lane. Water leaks continued under trees. Dry Solutions has completed an inspection for mold and stated there is not an issue around the pillars under the unit at 3160 Stonewater Dr. Additionally, the shower that was leaking resulted in additional damage to the unit and this has been repaired. Terry Wexler, Admin Assistant, was asked to contact Dry Solutions to re-inspect the mold under the unit. Robins Noel, LCAM, will also contact Evis and Dasha from Fine Craft. Gerri Pennachio, President has contacted Stonewater's Insurance Agent, Scott Jakab to inquire about the roofs being replaced every 20 years instead of every 15 years. It is

not required to replace the roofs every 15 years. The 21 roofs that were replaced several years ago will have a staggered replacement schedule. Terry Wexler, Admin Assistant, will contact Lenny at Central Florida Roofing to inquire about metal shingles.

6. Vice President's Report:

Bill Mellan, Vice President, gave an oral report. Bill also serves on the Board of Directors of OOA1. He was asked to inquire who is responsible for mowing the ditch on Harden Blvd. DOT does cut the ditch each month. Stonewater is not going to cut the ditch. Plants at the South Gate are the responsibility of OOA1. Chritine is on the landscape committee and is responsible for the plants.

7. Treasurer's Report:

Bill Mellan, Vice-President, made a motion to accept the Treasurer's Report. Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

8. Manager's Report:

See Written Report.

Robins Noel, LCAM will send a News Flash to the owners reminding them they need to go through the ARC Committee prior to making any changes to the exterior of their unit, i.e.: landscaping, windows.

9. Committee Reports:

Landscape/ARC

Bill Mellan, Vice-President and chair of committee reiterated that if it is necessary to pull a permit the vendor must have written approval from Stonewater prior to the start of the project.

10. Old Business:

N/A

11. New Business:

*Update Welcome Booklet to include Stonewater Rules.

Marcie Hoecker, Secretary and Chair of the Hospitality Committee, will be asked to include in the Welcome Booklet a page stating in layman terms the Stonewater Rules regarding windows, exterior changes to the unit and landscaping

12. Owner Forum

N/A

13. Adjournment:

Rita Fandrick, Director, made a motion to adjourn the meeting at 6:41 p.m. Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.