

Board of Directors Meeting
Approved Minutes
7/30/2026

1. Gerri Pennachio, President, called the meeting to order at 6:01 pm.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 7/28/2026.

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

Gerri Pennachio, President
William Mellan, Vice President
John Peronto, Treasurer
Marcie Hoecker, Secretary
Shannon Hannum, Director
Rita Fandrich, Director
Noreen McGowan, Director

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 6/25/2026 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:

*The asphalt work on Waterfall Lane is scheduled for repair again the first of August. Robins Noel, LCAM, will call ACPLM to confirm the repair date.

*The leaks and drain repairs have been completed.

*Terry Wexler, Admin. Asst will be adjusting her schedule once a month due to family issues in Lake City. She will work on Monday and take Friday off. A notice will be posted on the Clubhouse door, letting the owners know that the Office is closed and will reopen the following week.

*Ameritech Management has provided information to the BOD on ways Stonewater can save money. ie: mailings.

*Robins Noel, LCAM, has contacted Dan Pilka via email regarding the owner that is in arrears. Gerri Pennachio, President, requested that she be copied on these emails. Robins Noel will call Dan Pilka tomorrow regarding this issue.

6. Vice President's Report:

*Bill Mellan, Vice-President, inquired if the asphalt color can be changed to match current color of the road. The color will need to fade over time.

*OOA1 reported that the land use for a Dental Office and Bank will go in the behind the Eye Clinic. There was discussion regarding other approaches on Oakbridge Parkway to reduce speeding. Tree trimming and brick repair to the brick wall is continuing.

7. Treasure's Report:

Bill Mellan, Vice-President, 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:

See written report provided by Robins Noel, LCAM.

9. Committee Reports:

*Hospitality Committee: Marcie Hoecker, Secretary, reported that three new owners in Stonewater will be receiving Welcome Booklets. There are no funds in the budget to provide the Stonewater coffee mug with a floral arrangement that was previously given to new owners. It was also asked that the new owners who have not received a Welcome Booklet be included. Marcie has been provided a list of these new owners.

*ARC/Landscape Committee: Shannon Hannum, Director, commented that owners have not been following the guidelines for planting new landscaping. Robins Noel, LCAM, was requested to provide wording, for a News Flash that will be sent to the owners making them aware that any exterior changes, such as windows, or landscaping, must be approved by the ARC/Landscape Committee. Owner Pay for landscaping is available for new landscaping; however, this must be approved prior to work being started.

10. Old Business:

McCall Pest & Wildlife contact was reviewed.

11. New Business:

N/A

12. Owner Forum

Renee Lowe requested that the landscaping that was removed when there was a leak be replaced. Gerri Pennachio, President, will talk to Bill Wood, Maintenance Tech about replacing the plants.

13. Adjournment:

Noreen McGowan, Director, made a motion to adjourn the meeting at 6:47 p.m. Bill Mellan, Vice-President, second the motion. The motion was put to a vote and passed unanimously.

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TO: Stonewater
FROM: Robins Noel, LCAM
Subject: Manager's Report – July 30th 2026

Work Completed

- We received a Water Bill \$2582.10 credit from the City of Lakeland.
- Received Laptop Specs from Gate Company
- Called and Scheduled ACPLM to redo Street Paving
- Contacted Grindley Williams to get Atrium Window plans resubmitted.
- MF Concrete Removed the plastic of the sidewalk at 1100 Stonebrook Ln

Respectfully Submitted,
Robins Noel, LCAM

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