

Board of Directors Meeting
May 28, 2026
Approved Minutes

1. Gerri Pennachio, President, called the meeting to order at 6:01p.m.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 5/26/2026.

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

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

Absent:

Marcie Hoecker, Secretary
Shannon Hannum, 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 4/30/2026 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, reported there is an alligator in the Stonewater Lakes. A trapper has been called to remove the alligator; however, the gator is too small to remove at this time, must be five feet or more to remove. A News Flash will be sent to the owners, making them aware.

*A change order has been submitted for 3160 Stonewater Dr. The unfinished dry wall will be installed to close the unit. There is old termite damage which has been addressed. Bill Mellan, Vice-President, made a motion to accept the Change Order. John Peronto, Vice-President, seconded the motion. The motion was put to a vote and passed unanimously.

*Robins Noel, LCAM was introduced as the new Ameri-Tech Property Manager for Stonewater.

*The North Gate needs new controllers. These were originally going to be purchased in 2027; however, the old controllers cannot be repaired. Rita Fandrich, Director, made a motion to approve the purchase of new controllers for the North Gate. Bill Mellan, Vice-President, seconded the motion. The motion was put to vote and passed unanimously.

*Terry Wexler, Admin Assistant, was asked to contact MF Concrete to review the photos that were taken of the driveways and sidewalks that need repair and provide an estimate for this repair.

*1146 Waterfall will need a permit pulled to start the repair of that unit. FineCraft Builders will take care of this.

* The City of Lakeland has been contacted to determine which department is responsible for the clean out of the ditch that runs beside Harden Blvd. Robins Noel, LCAM will follow up.

6. Vice President's Report:
N/A

7. Treasure's Report:
John Peronto, Treasurer, reviewed the May 2026 Financial Reports.
An email and letter will be sent to owners that have not paid the 2025 and 2026 Special Assessments in full.
Bill Mellan, Vice-President, made a motion to accept the Treasurer's Report.
Rita Fandrich, Director, second the motion. The motion was put to a vote and passed unanimously.

8. Manager's Report:
See Written Report

9. Committee Reports:
*Hospitality Committee:
Marcie Hoecker, Secretary and Committee Chair, was not present, however; Rita Fandrich, Director and past Committee Chair, reported that the Spring Fling Potluck Dinner was a great success.

*ARC Committee
Bill Mellan, Vice-President and Committee Chair: N/A

10. Old Business:
N/A

11. New Business:

N/A

12. Owner Forum

An owner inquired about the status of the Tennis Court.

Gerri Pennachio, President will contact Dan Pilka, Attorney to see if the Tennis Court can be used for other purposes; i.e.: garden.

The lights and fans have been repaired in the Clubhouse and are in good condition.

13. Adjournment:

Rita Fandrich, Director, made a motion to adjourn the meeting at 6:46 P.M.

Bill Mellan, Vice-President, second the motion. The motion was put to a vote and passed unanimously.