

Board of Directors Meeting
Draft Minutes
6/25/2026

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 6/23/2026.

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

Gerri Pennachio, President
William Mellan, Vice President
Marcie Hoecker, Secretary
Rita Fandrich, Director
Noreen McGowan, Director

Absent
Shannon Hannum, Director
John Peronto, Treasurer

Robins Noel, LCAM, and Terry Wexler, Administrative Assistant, were also in attendance.

4. Approval of Prior Minutes:

The minutes were approved, however, Rita Fandrich, Director, requested that an item be added to the minutes from 5/28/2026 a large split leaf philodendron to be added back to the area with the pool equipment.

Rita Fandrich, Director, made a motion to accept the minutes from May 28, 2026, Board of Directors meeting as submitted in the Board Packet.

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

5. President's Report:

Gerri Pennachio, President, gave an oral report.

The North Gate operators have been installed although it was originally planned for next year; the parts to make the repair are no longer available, so it was necessary to install the new operators this year. Both Reserve Funds were transferred to a Money Market Fund at Truist Bank earning 4% interest.

The alligator was trapped by the dog park measured 6 feet 3 inches.

Gerri Pennachio had a discussion with McCall Pest Control regarding the billing.

Thank you to Bill and Sandy Mellan for donating an umbrella for the pool to provide additional shade. 3160 Stonewater Dr has been completed.

6. Vice President's Report:

Bill Mellan, Vice President, reported from the OOA1 meeting that the Red Fox seen on Stonebrooke Lane is probably living in the woods behind Bridgefield. The trees on the Oakbridge Blvd and Oakbridge Parkway are being tracked and removed by the Texas A & M University program. The sidewalks are being grounded down to prevent tripping. Pond Cypress Trees are being added to the ponds. OOA1 is looking for a new Landscape Company.

7. Treasure's Report:

Gerri Pennachio, President, gave the Treasure's Report.

Ameri-Tech is overcharging their management fees according to the Budget. It was asked that an accounting detail be provided for the Supplies. No information has been provided to Dan Pilka regarding the owner that is in arrears. All financials will be sent to the attorney, Dan Pilka for review. Robins Noel, LCAM, was asked to follow up with these concerns.

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

9. Committee Reports:

ARC Committee - Bill Mellan, Committee Chair, had nothing to report.

Hospitality Committee –Marcie Hocker, Committee Chair, reported that the American Flags will be placed on July 2nd around Stonewater for the 4th of July Holiday celebration.

10. Old Business:

Tennis Courts- Gerri Pennachio, President will discuss with Dan Pilka, Attorney of the possibility of changing the tennis courts to be used for another function. ie: Garden.

11. New Business:

N/A

12. Owner Forum

There has been a solicitor in Stonewater trying to sell Windows to owners. He has been asked to leave the property as Stonewater has a NO SOLICITOR policy. If he approaches an owner, please call the office and report that he is back on the property.

The North Gate is staying open too long between cars entering or leaving the property. Robins Noel, LCAM was asked to contact Florida Gate Masters to reduce the time that the gates remain open.

13. Adjournment:

Bill Mellan, Vice President made a motion to adjourn the meeting at 6:48 p.m. Noreen McGowan, Director, second the motion. The motion was put to a vote and passed unanimously.

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TO: Stonewater
FROM: Ronny Dunner, LCAM
Subject: Manager's Report – June, 25th 2026

Work Completed

- The independent adjuster sent me an email for the damage and pictures. Waiting on their response.
- Received quote for updating the DVR to handle the video footage at the north gate.
- Orkin has been approved to do spot treatment for the unit with termite issues
- ACPLM will be on property to do further investigation into the repairs needed.
- FDOT will be taking care of the stormwater drain along Harden BLVD
- Last atrium window replacement for the year will start once permit is pulled.
- Wallick unit is in the final stages for repair.
- Golf cart has new batteries
- Alligator in the pond has been captured
- Robins is now the property manager for Stonewater.

Respectfully Submitted,
Ronny Dunner, LCAM

Ameri-Tech Realty, Inc • Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 • Fax: (727) 723-1101
Toll Free: 1-877-726-0000
www.ameri-tech.com