

Board of Directors Meeting
Approved Minutes
9/25/2025

1. Gerri Pennachio, President, called the meeting to order at 6:02 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 9/23/2025.

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

Gerri Pennachio, President

William Mellan, Vice President arrived late 6:26 p.m.

Marcie Hoecker, Secretary

John Peronto, Treasurer

Rita Fandrich, Director

Absent Noreen McGowan, Director

Absent Shannon Hannum, Director

Ronnie Dunner, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Approval of Prior Minutes:

Rita Fandrich, Director, made a motion to accept the minutes from 8/25/2025 Board of Directors meeting as submitted in the Board Packet.

John Peronto, Treasurer, second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

*A bid has been requested to repair the asphalt at the corner of Waterfall Ln and Stonewater Dr. Ronny Dunner, LCAM has contacted PLS for an estimate.

*Stonewater is continuing to receive work orders to repair the leaks for skylights.

*Work Orders to repair the rotten siding are being addressed.

*The financials were discussed. Owner payments were incorrectly posted.

6. Vice President's Report:

*An overview from OOA1 was given by Bill Mellan who also sits on the Board of OOA1.

*\$22,350.00 will be spent on tree replacement.

*The outside of the brick wall is scheduled to be cleaned.

*Next year mason work to repair the brick wall is scheduled.

* OOA1 has engaged Engineering Surveyors, Chastain Skillman to determine the exact boundary lines of the entire property to determine which areas the Associations are responsible for maintaining. The surveyor will determine the exact property lines and whether the City, OOA1, Watson Clinic or Stonewater Condo Association is responsible.

*OOA1 has contacted the Lake Doctor to evaluate the lakes.

7. Treasure's Report:

John Peronto, Treasurer, gave the Treasure's Report.

*Review of the Operating Funds shows all is stable.

*Homeowner Aging report was reviewed. There have been payments made to bring accounts current. However, there is still an owner in collections.

Marcie Hoecker, Secretary, 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:

Ronny Dunner, LCAM gave a written Manager's Report.

See attached.

*The issues with the South gate have been resolved. Ronny Dunner, LCAM is getting quotes for replacement since the system is dated at this time.

*The memory issue has not been resolved for monitoring the gates. Getting a quote for additional camera for the clubhouse and pool equipment.

*Orkin has been approved and will start work on the two units quoted.

*Followed up with Swift Mud for engineering drawings needed to drain the system at the bottom of Waterfall Ln. The engineering department will follow-up once they have completed their review and drawings needed for the drain system.

9. Committee Reports:

Hospitality Committee: Rita Fandrich, Director and chair of the committee stated there is no news to report.

*ARC/Landscape Committee: Bill Mellan, Vice President, and chair for the committee stated there is no news to report.

10. Old Business:

N/A

11. New Business:

Approved Request for Ownership Transfer or Lease Application Form.

Ronny Dunner, LCAM will remove the pet weight limit and revise the form

Rita Fandrich, Director, made a motion to accept the Owner Transfer or Lease Application form.

John Peronto, Treasurer, second the motion. The motion was put to a vote and passed unanimously.

12. Owner Forum:

No owners were present.

13. Adjournment:

Bill Mellan, Vice President, made a motion to adjourn the meeting at 6:40 p.m. John Peronto, Treasurer, second the motion. The motion was put to a vote and passed unanimously.