

Board of Directors Meeting  
Approved Minutes  
1/29/2026

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 1/27/2026.

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

Gerri Pennachio, President  
William Mellan, Vice President  
Marcie Hoecker, Secretary  
Shannon Hannum, Director

Absent Noreen McGowan, Director  
Absent John Peronto, Treasurer  
Absent Rita Fandrich, Director

Ronnie Dunner, 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 October 23, 2025, Board of Directors meeting as submitted in the Board Packet.  
Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

Gerri Pennachio, President, reiterated the benefits of the Stonewater trees being trimmed. Large limbs were removed allowing for better benefits to the landscaping and buildings. The trees in the back of the units will be addressed next year. By trimming the trees in the way they were cut saved the association approximately \$20,000 over the next five years. The Stonewater Annual Meeting will be held March 11, 2026, at Grassland Dining Room at 7:00 p.m. Gerri Pennachio has obtained a sponsor for the meeting. She will contact Pam Smiley at Grasslands to make arrangements for refreshments. The old Centennial Bank checking account will be closed. Ronny Dunner, LCAM will contact Ruth Dorch, Accounting to follow up to ensure this account is closed. Stonewater is waiting on the bids from Central Florida Roofing to repair the Atrium Windows. Stonewater will be repairing six atrium windows this year.

#### 6. Vice President's Report:

Bill Mellan, Vice President, who is also sits on the OOA1 Board of Directors gave an update from the meeting held 1/28/2026. The care of the lakes has been changed to Tigris Aquatic Services. They will be responsible for maintaining the lakes for OOA1. The tire marks left on the roads of Oakbridge Parkway and Oakbridge Blvd were discussed that their meeting. OOA1 was unaware of the time and date that this event occurred. They had several suggestions for deterring this action in the future such as cameras, speed bumps, stop signs or having the City of Lakeland Police Department on site for \$45.00 per hour with a minimum of three hours. An owner from Stonewater observed the making of the tire marks and provided Bill Mellan, Vice-President with a description of the vehicle and time of the occurrence. Chastain Skillman will be requested to obtain a survey to determine which association is responsible for cleaning out the ditch on Harden Blvd. Gerri Pennachio, President was asked to contact Dan Pilka, Stonewater's Attorney for a historical estimate for change of ownership and to determine responsibility for maintaining the ditch on Harden Blvd. The trees and plants on the boulevard and parkway which are the responsibility of OOA1 have be marked to determine the health and lifespan of each tree. Texas A&M University has provided a format to follow.

#### 7. Treasure's Report:

Gerri Pennachio, President gave the financial report. She stated that Stonewater is financially okay.

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

#### 8. Manager's Report:

Ronny Dunner, LCAM will provide a written report.

The North gate was reported to need service. Ronny Dunner will follow up with Gate Tech to ensure that service has been completed. The North gate has more activity than the South gate, therefore the storage for that camera is limited to approximately two weeks and the South gate storage for approximately one month. Quotes have been received for the foundation repairs and ACPLM paving repairs. Ronny will provide estimates for signs for the Clubhouse camera, noting that the pool equipment and walkway are under surveillance. DBPRM has contacted Dan Pilka, Attorney regarding a former owner's complaint. Ronney suggested that the complaint has been resolved and possibly has not closed the file. Ronny, will check his file to determine who has submitted an Intent to Run for the Board of Directors in the upcoming Annual Meeting.

## 9. Committee Reports:

### Hospitality Committee

Rita Fandrich was not present at the meeting. Marcie Hoecker, Secretary, informed the Board that she will become the Chair of the Hospitality Committee.

### ARC Committee

Bill Mellan, Chair of the ARC stated he had nothing to report at this time.

## 10. Old Business:

NA

## 11. New Business:

### \*Pest Control Vendor

The Board of Directors has requested a change for the Pest Control Vendor and requested bids from other companies.

### \*Indemnification & Hold Harmless Agreement

A vote to approve the Indemnification and Hold Harmless Agreement is not necessary. Dan Pilka, Attorney approved prior to Board meeting.

### \*New Lighting Clubhouse

Gerri Pennachio, President, spoke about the need to replace the lighting in the Clubhouse. Marcie Hoecker, Secretary, who is now the Chair for the Hospitality Committee, was asked to research lighting. Ronny Dunner, LCAM also stated that the fans need to be checked as well. He stated that Commercial lighting and fans need to be installed at the Clubhouse.

### \*Ratify Approval of Fine Craft Estimate 3160 Stonewater Dr.

Bill Mellan, Vice-President made a motion to accept the Ratification approval of Fine Craft Estimate at 3160 Stonewater Dr.

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

### \*Rat Bait Boxes

Ronny Dunner, LCAM was asked to research service for rat bait boxes.

A News Flash will be sent to Owners stating that feeding outdoors is costing the Association money and not to feed outside. Wording will be provided for the News Flash prior to sending.

\*Review Bids 1146 Waterfall Lane

Ronny Dunner, LCAM will notify Elvis Baltazar, Fine Craft Roofs that the Board of Directors has reviewed the bids for 1146 Waterfall Lane.

Bill Mellan, Vice-President, made a motion to accept review of the bids 1146 Waterfall Lane

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

12. Owner Forum

Jerry Dollar questioned if 1146 Waterfall will affect other units in that building. He was told that other units were not involved. True Builders has not submitted a bid for the repair.

Brian Hurley questioned the operation of the lights in the fountain. Terry Wexler, Administrative Assistant was asked to contact Tigris Aquatic Services to see if they work on fountain lights.

Dan Renz renter inquired about replacing the windows at 1111 Stonebrooke Lane. The Board of Directors informed Dan Renz that the owner could replace the windows with double-pane windows. An ARC request will be needed if the owner would like to move forward.

Gail Holmes would like to replace her existing porch at the back of her unit. She will need to submit an ARC request.

Brenda Hart inquired about the screen on her Lani. She was told that the owner is responsible for the repair and replacement of the screen.

13. Adjournment:

Bill Mellan, Vice -President, made a motion to adjourn the meeting at 7:12 p.m. Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.