

**SHERIDAN WOODS COMMUNITY ASSOCIATION  
ANNUAL MEETING  
JANUARY 8, 2022**

**Minutes of the Board of Directors Annual Meeting of the Sheridan Woods Community Association, Melbourne, Florida, held at: West Melbourne Public Library, 2755 Wingate Blvd., West Melbourne, FL 32904.**

**I. CALL TO ORDER AT 9:33AM:**

Andrew Arno, President, called the meeting to order. Quorum accepted with 33 residents and 38 proxies along with Board Members: Andy Arno, President; Fred Getter, Vice President; Dennis Gough, Vice President; Bob Cranmer, Treasurer; and Nilda Rosario, Secretary. Acknowledgement that this meeting notice was issued to all residents on December 3, 2021 and posted on the community bulletin board on January 2, 2022.

**II. APPROVAL OF THE MINUTES:**

The Secretary read the minutes from last year's annual meeting on January 7, 2021. A motion to approve the minutes was made and accepted. The motion carried and the minutes were approved to.

**III. TREASURER'S REPORT: Bob Cranmer, Treasurer**

1. The Treasurer's Report for 2022 was read noting on the following:
  - Expenses were lower than forecasted which resulted in a net of over \$15,000 going into reserves.
  - Balance Sheet shows a Total Liability and Equity of over \$166,000. Annuity will be maturing in April/May of 2022. That interest income will be recorded in the 2022 fiscal year budget.
  - Bob Jensen asked about the plans for the funds in the annuity. Andy responded that the new board will be deciding on that and would welcome his advice and expertise in managing the annuity fund.
2. A motion to approve the Treasurer's report as written was made and accepted. The motion carried and the 2022 Treasurer's Report was approved.

**IV. OLD BUSINESS:**

1. Installation of new pedestrian gates.
2. Southside fence area was cleared along with the L-shape area on John Rodes and Sheridan Road. Weed control has been scheduled to be sprayed every 3 months in the future. Weed control was to be included in the last few weeks of 2021, however it was noted that it had not yet been done. Action: Bob Cranmer
3. The new swing set was installed in the Tot Lot. Thanks to Joshue Lee for his help in removing the old and the new installation.
4. 2021 ARC Report:
  - Work was approved and completed for 27 ARC applications
  - There were an additional 4 approved in 2021 for work to be completed in January 2022
5. Special thanks were given to the following for their support in 2021:
  - Decorating the front gate and common area: Kathy Arno, Carol Groppe, Donna McDonald.

- Placing the flags around the common area: Jill Liles
- For conducting the research on the retention pond: Bob Cranmer and David Leacock
- For coordinating the Annual Community Yard Sale: Ginny Lesley
- For picking up trash along our fence line on John Rodes Blvd: Laura Cronin
- To the Board for their help during the last 3 years.

**V. NEW BUSINESS:**

1. New resident in 2021 was recognized: Diana Leahy @ 680 SWD
2. Bob Cranmer gave a summary on the findings of the retention pond research. This document is posted on our website: 1-8-2022 Pond Restoration Summary & Findings. The new BOD will address the problem with bank erosion. A resident suggested filtration of the pond, but Bob explained that filtration is not an option mechanically. ECOR suggested bio-friendly plants as an option, and this will also be addressed this year.
3. 2022 BOD new members nominated and accepted (Mike Flit, Fred Parris and Nilda Rosario).
4. 2022 ARC new members nominated and accepted (Serge Sixto and Randy Maiden with Alternates Don Jones and George Cronin).
5. The approval of the 2022 Budget will be delayed until residents have had the proposed 2022 for 30 days to review. Due to an inadvertent error, the 2022 proposed budget was not mailed with the notice of dues on December 3, 2021. Upon notice of the error, the 2022 proposed budget was mailed out to all residents on December 28, 2021. Another meeting will be scheduled to review and approve the new budget before the end of January.
6. The Sheridan Woods Annual Yard Sale is set for February 5, 2022 at 8 am – 1 pm.
7. Contact Bob Cranmer for gate remotes at \$25.00 each.
8. Property Inspections for 2022 has not been scheduled as of yet. When scheduled, the date will be posted on the bulletin board, website and upcoming February newsletter.
9. Discussions were made about finding an accountant that can handle the SWCA financial requirements. Only management companies are willing to take on the financials but will also handle all other requirements of the HOA. Andy Arno will continue to perform this function until an accountant is established.
10. There is no litigation involving the SWCA at this point in time.

**VI. MEETING ADJOURNED @ 10:15A**