

**SHERIDAN WOODS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**November 22, 2025**

*Minutes of the Board of Directors Meeting of the Sheridan Woods Community Association,  
Melbourne, Florida, held at the Community Tot Lot.*

**I. CALL TO ORDER:**

Ken Wheeler, President called the meeting to order 9:02AM along with Board Members: Fred Parris, George Cronin & Bob Cranmer. David Almeida did not attend. 19 additional residents were also present. George announced that the audio recorder was inoperative.

**II. SECRETARY'S REPORT:**

George read highlights from the DRAFT minutes of the Special Meeting that was held on 4/12/2025. Residents identified a typographical error in the date (showed 2024 vs. 2025). Ken motioned to accept the proposed correction and approve the updated minutes. Bob seconded and the updated minutes were approved.

**III. TREASURER'S REPORT:**

1. Current Balance in Checking Account 1: \$3,023.26 (Money Market Savings), Checking Account 2: \$4,515.85 (Bill Pay), & Investment Account: \$45,480.49.
2. Expenses to date: \$86,501.69. Major expenses to date include East Fence Replacement (\$36,538.00), Lawn Maintenance & Landscaping (\$11,106.00), and Legal (\$9,493.88).

**IV. OLD BUSINESS:**

1. Annual dues increase referendum results: The referendum on increasing annual dues to \$750/year did NOT pass. As a result, next year's annual dues will be capped at no more than 10% above the January 2025 dues (was \$598.95).
2. Lawsuits (public documents may be viewed online at the Brevard County Clerk of Courts website (<https://www.brevardclerk.us/case-search>)):
  - A. Arthur vs HOA (& Arno) Lawsuit Status, Case #: 05-2022-CA-041933-XXXX-XX: This matter was originally set on the Monday, November 03, 2025 trial docket. However, it was not tried due to court schedule limitations. The case has been rolled over to the two (2) week(s) trial docket commencing Monday, December 08, 2025, at 9:00am before the Honorable Samuel Bookhardt III at the Moore Justice Center, 2825 Fran Jamieson Way, Viera, FL 32940.
  - B. Arno vs HOA (& Shari Parris), Case #: 05-2024-CA-043673-XXCA-BC: No significant change since last meeting. Awaiting trial.
3. East Perimeter Fence Replacement: East fence was replaced using funds from the Special Assessment (\$400.00/property) that was approved during the Special Meeting on 4/12/2025.
4. Entrance/Exit Camera System: Initial issues with the ability to clearly read license plates, especially at night, have been resolved. System is now working to specification in all aspects.

(audio recorder inop)

## **V. NEW BUSINESS:**

1. Increase in Yearly Dues to Cover Escalating Costs: Ken motioned to increase the 2026 annual HOA dues by 10% above the January 2025 dues. The Board unanimously approved the 10% increase. As a result, next year's annual dues will be \$658.00/property.
2. East Perimeter Fence Staining: Staining of the new east perimeter fence is expected to be under contract prior to the end of CY2025. (The planned expenditure is in the approved 2025 budget.)
3. Volunteers Needed: The Sheridan Woods Community Association is in urgent need of volunteers to join the team in 2026. Our community depends upon on property owner support to fill the following board & committees:
  - Board of Directors (BOD) — Establishes and enforces community policies. Manages association finances and assets. Addresses homeowner's concerns and complaints.
  - Architectural Review Committee (ARC) — Reviews plans submitted for all improvements for approval or disapproval, conducts annual property inspections, prepares reports of said inspections and reviews properties that are not within C&R guidelines.
  - Fining Committee (FC) — Holds a review/hearing to determine if a fine is justified, records their decision and forwards that decision to the Board.

(If you are interested in serving your community, please let us know so we can place your name on the ballot. To get your name on the ballot, simply inform a current Board member, send an email to [sheridan.woods.fl@gmail.com](mailto:sheridan.woods.fl@gmail.com), or leave a voicemail on the community message line at (321) 216-2053. If you have any questions, please feel free to contact any current Board member.)

4. Annual Community Yard Sale: SAVE THE DATE: 2/14/2026. The next community yard sale will be held on Valentine's Day 2026.
5. Kudos: Many residents were recognized for making Sheridan Woods a better place to live, the most significant being:
  - Maria Cranmer: Entrance/Exit area decorating (many times throughout the year).
  - Jill Lyles: 4th of July decorations.
  - Whitney Jagielski: SW HOA website (<https://www.swdhoa.com/>) modernization.
  - The "Crew" (multiple individuals): Tot lot playset replacement.
6. Open Discussion:
  - Broken picket identified on a section of the perimeter fence behind 626 SWD. Fred took an action to get with the contractor to see if it can be replaced under warranty.
  - Board members thanked all for respectfully participating in the discussion.

## **VI. MEETING ADJOURNED @ 9:29 AM**