

**Sheridan Woods Community Association**  
**BOARD OF DIRECTORS MEETING**  
**November 18, 2021**

**Minutes of the Board of Directors Meeting of the Sheridan Woods Community Association, Melbourne, Florida, held at: Veterans Memorial Complex located 2285 Minton Road, West Melbourne, FL 32904.**

- I. CALL TO ORDER:**  
Andrew Arno, President, called the meeting to order at 6:33PM, approximately 18 residents attended, along with Board Members: Andy Arno, President; Fred Getter, Vice President; Bob Cranmer, Treasurer; and David Leacock/Nilda Rosario, Secretary.
- II. RESIGNATION & APPOINTMENT OF NEW SECRETARY:**  
David Leacock resigned his position as Secretary as his wife Nilda Rosario will assume the responsibility of Secretary.  
A motion to approve the nomination of Nilda Rosario as Secretary was made and accepted.
- III. APPOINTMENT TO THE POND IMPROVEMENT COMMITTEE:**  
David Leacock was appointed to work with Bob Cranmer on the Retention Pond Project  
A motion to approve David Leacock to the Pond Improvement Committee was made and accepted.
- IV. APPROVAL OF THE MINUTES:**  
The minutes of the prior meeting of October 18, 2021 has been reviewed by all members of the Board and posted on the website.  
A motion to approve the minutes was made and accepted. The motion carried and the minutes were approved to.
- V. TREASURER'S REPORT: Bob Cranmer, Treasurer**  
The Treasurer's Report (as of September 2021) was presented during the October 18, 2021 meeting and therefore no new report was presented.
- VI. OLD BUSINESS:**
  1. Weed Control Along Perimeter Fencing: Southside fence and L-shaped lot has been mostly cleared by a contractor. The areas that couldn't be reached will be sprayed by ECOR for weed control. The plan is to continue this every 3-4 months as needed.
  2. Fence Repair: Fred Getter and Bob Cranmer will inspect the fence along the southside for repair, pressure washed and stained. Fred Getter will inspect the perimeter fencing that may have been damaged due to the clearing of the weeds by the contractor's equipment.
  3. In 2022, there will be three (3) open position on the Board and two (2) open positions on the ARC.
  4. Pond Restoration Project: Bob Cranmer and David Leacock
    - An 8-minute video was shown to help us understand the problem with the retention pond and the plan to restore it. The Board thanks Bob Jensen for producing the video.
    - There was an open discussion period between the BOD and the residents in an attempt to answer questions and concerns about this project.
    - The initial costs to restore the plan has been budgeted for 2022.

**VII. NEW BUSINESS:**

1. Accounting/Management: Andrew Arno, President
  - Proposed that a management company take over the financial management responsibilities to avoid any conflict of interests that may occur.
  - The cost of the management company has been added to the 2022 budget.
  - The management company responsibilities will also include monthly property inspections and the handling of violations and processing of fines for repeat offenders. This has never been an issue previously as homeowners respected the deed restrictions and guidelines of the community and corrected any infractions. However, this is no longer the case, as there has been animosity between Board members and homeowners when issuing fines.
2. It was also proposed that annual dues be increased by \$40 to offset expected increase of maintenance costs in 2022. The annual dues were increased by \$35 in 2017. It is currently \$450 a year per home. This proposal was voted down.
3. More discussion about the retention pond plan for 2022.
  - The budget for the installation of the aerators to help keep the retention pond's water quality from deteriorating is included in the 2022 Budget.
  - The Board will take the action of inviting the representatives from the St. John's Water Management, Fish and Wildlife Services, and ECOR to the annual meeting in January, 2022.
  - The Board will investigate if it is required by St. Johns Water Management to get a permit to do any work on the pond.
  - The Secretary will post on the Sheridan Woods website the Google Earth photo showing the quality of our retention pond in comparison to other ponds close to our community.
  - The email from George Cronin was answered by the Board on November 13, 2021.
4. A homeowner inquired about the plan for repaving the roads in the near future to make certain we have budget in our reserve to cover the cost. The President affirmed that there would be an inspection of the roads in 2022.
5. The 2022 Budget is pending Board review and approval and will be voted on during the Annual Meeting in January 2022.
6. The Board of Directors open positions will be posted on the message board by the front gate and also posted in the December newsletter.
7. The West Melbourne Police Department has been contacted to **not** issue parking violations for those who park cars blocking the sidewalks.
8. A homeowner inquired about a mediation against the SWCA. The SWCA attorneys have been notified and the Board will follow the attorneys' recommendations.
9. The Sheridan Woods Yard Sale is scheduled for February 5, 2022 from 8 am to 1 pm.

**VIII. MEETING ADJOURNED @ 7:32PM**