

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

May 4, 2026

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

I. CALL TO ORDER:

Bob Cranmer (President) called the meeting to order at 7:00PM along with Board Members Bruce Hallowell (Treasurer) and George Cronin (Secretary) present. Jennifer Robles (VP), arrived at 7:12PM. Sixteen additional residents were also in attendance.

II. Special Meeting Discussion Topics:

- A. Approved a not-to-exceed budget of \$1,413.00 to repair the pavement at the community entrance/exit (potholes 3X) and on Tall Tree Court (erosion at the ball of the cul-de-sac). Will coordinate with Burton Asphalt to make repairs ASAP. Resurfaced area at ball of TTC cul-de-sac must not be driven on (will be coned off) for a full month after repairs to allow the new asphalt to properly cure.
- B. Approved a not-to-exceed budget of \$300.00 to stain/seal the Tot Lot playset. Bob will identify a service provider and schedule stain application ASAP.
- C. Approved a not-to-exceed budget of \$100.00 for refreshments at the next BOD/Community Spirit Meeting. Scheduled "coffee & donut-holes" community get together for Saturday, May 16, 2026 starting at 9:00AM at the Tot Lot. Please bring lawn chairs and enjoy some refreshments with neighbors.
- D. Retention pond water quality: Bruce will meet with the pond maintenance service provider on April 12, 2026 to learn if any additional pond service is available to address the brown color that is currently present.
- E. Architectural Review Committee (ARC) items of interest: The second round of the 2026 covenant compliance inspection has been completed. Dead landscaping plants, remnants of the freezing temperatures from February 2026, are being systematically addressed by homeowners. Much work remains. Multiple residents are considering joining the ARC. Expect to approve new ARC members at the next BOD meeting.

III. ADJOURNMENT:

Bob thanked everyone for the evening's respectful discussion and adjourned the meeting at 7:18PM.