

**SHERIDAN WOODS COMMUNITY ASSOCIATION
SPECIAL MEETING**

APRIL 12, 2025

Minutes of the Board of Directors Special 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 10:02AM:

Ken Wheeler, President, called the meeting to order and thanked all residents for their attendance. Quorum accepted with 42 residents and 14 proxies (56 total) along with Board Members: Ken Wheeler, Fred Parris, George Cronin and Bob Cranmer. David Almeida was not present. Acknowledgement that the meeting notice, including a potential special assessment and annual dues increase >10% was issued to all residents via direct USPS mail (March 2, 2025), posted on the SW website (<https://swdhoa.com/residents>) (March 2, 2025) & on the SW whiteboard (March 24, 2025).

II. SPECIAL ASSESSMENT (EAST FENCE REPLACEMENT):

Ken motioned for a Special Assessment in the amount of \$400.00 (billed NLT 1 Jun 2025, due July 1st, 2025) for replacement of the community's east perimeter fence. Board members unanimously approved the motion.

III. HOA ANNUAL DUES >10% INCREASE (to build up general reserve fund):

Ken recapped the portion of the most recent Annual meeting where members suggested increasing the annual dues to \$900. Ken said that after the annual meeting, he analyzed the budget and concluded that raising the annual dues to \$750 would suffice. However, without enough members represented (present and proxy) to approve a dues increase >10% (64 required), no vote was taken. Ken stated that the Board will solicit approval for the proposed \$750 annual dues via proxy ballot that will be sent to all members via USPS mail.

IV. STORMWATER RETENTION POND RESTORATION:

Ken stated that the "Lake Erosion" line item was removed with prejudice from the community's 5-15 year plan as a result of the vote during BOD meeting on January 4, 2025. Ken reminded all that the HOA remains responsible for all of our community's common area maintenance, including all aspects of the stormwater retention pond.

V. RENTAL PROPERTIES:

Ken summarized Covenant & Restriction Article XI, Section 11.1, Leases, which calls for the use of standard forms and BOD pre-approvals for rental properties within the SW community. Ken stated that some preliminary work was completed shortly after the amendment passed (December 28, 2018), but that nothing was formally approved. As a result, the BOD will be reinvigorating the Rental Properties process development. Expect a future review and vote on an updated rental property process. George Cronin recused himself from voting on the matter as he owns rental property in the community (conflict of interest).

VI. TOT LOT PLAYSET (for younger kids)

Ken reminded all that during the Annual Meeting on January 4, 2025, a member stated that the playset at the community tot lot was rusting and in need of repair or replacement. Subsequent to the meeting, multiple Board members individually inspected the playset and concluded that repair was unfeasible and replacement is indeed needed. Members discussed types of playset material (steel, wood, etc.) and concluded that wood was preferred for longevity, with knowledge that the

wood will require recurring preventative maintenance (staining, sealing, etc.). Members were asked if there were any objections to immediately replacing the playset. Just one member dissented. With that, Ken motioned for immediate replacement of the tot lot playset with a budget of \$3,000. Board members unanimously approved the motion.

VII. SECURITY SYSTEM AT COMMUNITY ENTRANCE/EXIT

Multiple security system estimates have been received, with Vector Security's bid (\$3,512.06 for installation and \$17.50/month for recurring maintenance) determined to be the best value. The board plans to move forward with installation by Vector Security late this quarter, or early next quarter. After installation, two Board Members will be required to be present to review stored videos.

VIII. VOLUNTEERS NEEDED

- Fining Committee (2 needed): Lori Gillham and Scott Brabon volunteered to serve on this committee. The Board unanimously approved the two new members of the 2025 Fining Committee.
- SW Community Newsletter: No volunteer was identified.
- SW Community Web Page Redesign: Whitney Jagielski was reaffirmed as the lead for this effort.
- Ken reminded members that he and Fred must step down from the Board of Directors NLT January 2026 to comply with our community's bylaws,. Ken encouraged all to consider joining the BOD.

IX. MEETING ADJOURNED @ 11:21AM