

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

January 24, 2026

**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:

Bob Cranmer, called the meeting to order at 9:00AM along with Board Member George Cronin, Bruce Hollowell and 18 additional residents in attendance. Bruce Hollowell, after saying he'd consider joining the Board at the annual meeting on 1/10/2026, announced that he would join the BOD. Additional BOD volunteers were solicited. Potential candidates were identified. No firm commitments were secured.

II. SELECTING NEW OFFICERS:

Bob recommended the following officer assignments: President-Bob Cranmer, Treasurer-Bruce Hollowell & Secretary-George Cronin. Unanimous approval. Each officer completed and signed the "Director's Certification" form.

III. SECRETARY'S REPORT:

George stated that DRAFT minutes from the most recent BOD Annual Meeting (1/10/2026) were posted to the community's website within a week of the meeting. George also stated that he did not plan to ask for approval of the minutes until the next Annual Meeting, in January 2027.

IV. TREASURER'S REPORT:

Bruce said that he's quickly coming up to speed with the community's books and that the Treasurer's duties appear to be much more streamlined than they were the last time he held the position. No new statement has been received since the last meeting, but a quick look at the balances shows ~\$48.7K in savings/checking and ~\$45.8K in the community's investment account.

V. OLD BUSINESS:

Bob reminded all of upcoming events:

- A. 2026 Community Yard Sale: Saturday, February 14, 2026, 8am-12pm.
- B. 2026 Covenant Compliance Inspection: Saturday, March 7, 2026.

VI. NEW BUSINESS:

- A. Legal Liaisons for ongoing litigation: Ken Wheeler, Bob Cranmer, & George Cronin have been and will continue in this role. With the addition of Bruce Hollowell to the BOD, he will also become a legal liaison representing community interests.
- B. SW official email accounts. Last year, much of the SW BOD transitioned away from using personal email accounts for community business. Going forward, use of official email addresses will be the BOD's policy rather than just a preference.
 - President: sheridan.woods.hoa.president@gmail.com
 - Vice President: sheridan.woods.hoa.vp@gmail.com
 - Treasurer: sheridan.woods.hoa.treasurer@gmail.com
 - Secretary: sheridan.woods.hoa.secretary@gmail.com
 - ARC: sheridan.woods.arc@gmail.com

- C. SW Annual Update: The Florida Department of Agriculture and Consumer Services (FDACS) requires annual HOA registration renewal/updates. Ken stated that he will help Bob complete the action prior to the May 1, 2026 due date.
- D. Tree trimming at the community entrance/exit is scheduled to start at 8am on Wednesday, February 4, 2026.
- E. East perimeter fence staining is under contract and expected to start early in February 2026. Once a firm date is known, an announcement will be posted on the exit whiteboard and an email will be sent out.
- F. Fred Parris agreed to remain as the community's liaison with Automatic Access Systems, Inc., our community's provider of gate maintenance and entry codes.
- G. Architectural Review Committee (ARC) membership and roles/responsibilities were discussed. Lori Gilham was incorrectly identified as an ARC "member", rather than "alternate". George said he'd correct the community's website so it shows two vacant ARC "member" positions.
- H. Fining Committee (FC) membership and roles/responsibilities were discussed. Linda Sixto asked if she could be on both the ARC and the FC. The BOD said this would not be allowable due to the potential appearance of a conflict of interest. Linda remains a member of the FC.

VII. QUESTIONS & COMMENTS FROM MEMBERS:

- A. Status of pending litigation?
 - Arthur vs HOA (& Arno), Case #: 05-2022-CA-041933-XXXX-XX: Has appeared on the court docket as both a "Jury Trial" & "Non-Jury Trial". As of moments before discussion, the Brevard County Clerk of Courts website showed no upcoming date scheduled.
 - Arno vs HOA (& Shari Parris), Case #: 05-2024-CA-043673-XXCA-BC: No significant change since last meeting. Awaiting trial.
- B. Reimbursement of Legal Fees? Requested in both cases. Judge(s) will ultimately decide.

VIII. ADJOURNMENT:

Bob thanked everyone for the morning's respectful discussion and adjourned the meeting at 9:20am.