

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

APRIL 26, 2022

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

I. CALL TO ORDER:

Bob Cranmer, President called the meeting to order at 6:30 PM along with Board Members: Fred Parris, Ken Wheeler and Nilda Rosario. 15 residents also in attendance.

II. SECRETARY'S REPORTS:

1. Motion to approve the meeting minutes of March 22, 2022. Motion approved.

III. TREASURER'S REPORT:

1. Ken Wheeler has reported that as of date, SWCA has expended \$30,281.46, of which \$19,500 was the deposit payment for the South Fence, with the remainder to be paid upon completion.
2. All regular monthly bills have been paid. A breakdown of the monthly expenses and account balance are available upon request
3. Any check that is over \$1,000 will now require 2 signatures from the Board.

IV. OLD BUSINESS:

1. South Fence Update: Re-fencing is not quite finished as Secure Fence contractors will return on 4/30 for a final clean up. They will be back when the slide bolts are delivered to install so the Tot Lot and the home owners can lock the gate from the inside. Any resident that has agreed to have a fence installed, please contact Fred if there are any comments or complaints.
2. Due to the poor condition and broken gate on the Northeast corner of the front fence facing Sheridan Road, Secure Fence has quoted \$2,337 which includes a 12-ft. gate, which is required by the County for their equipment. Upon an inspection of the rest of the fencing on that side up to where the canal ends, that fencing is in poor condition and would hold up for maybe another year or two. To include that section for refencing, it would be an additional \$2,117. Totaling \$4,454 for that complete section including the gate. The County will mow that section so that Secure Fence can access that area. The County will also supply the padlocks for the gates. The President motion the approval of spending \$4,454 to refence the Northeast section of our fencing. Motion approved.
3. It was suggested that we contact our lawn company to mow the perimeter of the fence periodically as part of their service, to eliminate the overgrowth, which harbors rodents and other animals. This addition will increase our monthly lawn service fees. ACTION: Bob C. and Ken W.
4. The SWCA President will be sending a letter to all homeowners describing the Board and ARC's roles and responsibilities and our goals of working with the community.
5. The ARC is reviewing a new color palette for the community and will be propose the new colors to the Board at the next meeting.
6. There will be another Board Meeting scheduled for Monday, May 23.
7. Ken Wheeler and Russ Lloyd is continuing their efforts in finding a bookkeeper for the association.
8. Fred Parris is continuing to work on updating the Standing Rules.

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9. Serge Sixto resigned his position on the ARC and Don Jones has agreed to be his replacement.

V. NEW BUSINESS:

1. The Retention Pond: A resident has approached the Board about her concerns of the bank erosion on her property. Addressing the issue of bank erosion involves the entire community and the resolution or approach should be the same for all. The President asked David Leacock to provide a summary of the research that was completed last year and the possible options that we have as an HOA to remedy the issue of bank erosion. (Attachment A). The Board has asked David L. to research the solution that Andy Arno had used to prevent more erosion on his property. ACTION: David L. to get more information about a possible resolution on bank erosion.
2. External Sun Shades: A request was made to allow exterior sun shades to prevent the extreme sun during early morning hours that affects some homes. The Board has agreed to draft a policy for the possible use of removable sun shades on front doors only. But will review all pros and cons in the use of these shades that will be fair for all residents before its final determination. ACTION: All board members to inspect the sun shade that was installed.
3. Flags & Signs Discussion: The Board has proposed some options to remedy the situation of signs that are visible from the street, especially signs that contain profanity. A reminder to all that signage is prohibited in Sheridan Woods, with 4 exceptions (ref. C&R para 7.3.g, Amendment dated 01/14/2002). The Board will work with the association attorneys to update C&R para 7.3.g for clarification of what constitutes a sign and provide details of what is prohibited. Another possibility is to update the Standing Rules to clarify this issue.
4. A notice will be published in the newsletter to address the disposal of old, torn, or frayed U.S. flags.

VI. MEETING ADJOURNED @ 7:32 PM

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ATTACHMENT A: RETENTION POND OVERVIEW

My name is David Leacock and I was tasked by the SWCA President, Bob Cranmer, to give a summary on the status of the Sheridan Woods retention pond.

Last year at the June 12 meeting, Bob and I volunteered to investigate the many complaints and concerns the residents had about the pond. There were four main categories of concern:

1. Muck at the bottom of pond (tree leaves, grass clippings, street runoff etc.)
2. Lack of circulation in pond
3. Bank Erosion
4. Bank washouts

An additional problem became evident in our investigation of the ponds' health: plantings in the common area around the pond.

The pond is located in the centre of the Sheridan Woods community it's 3,000 feet in circumference, 9 feet at the deepest point and approximately 4 acres in size.

The approach we agreed on was to get contractors to visit the pond and recommend solutions to the concerns. Six contractors responded and visited the pond over the next six months to give their recommendations.

Upon investigating removing the muck, Mark Meeks of Green Thumb estimated the cost of removal would be Approximately \$80K. We found this to be an expensive solution to the muck problem. Muck will be present as long as there is continuous deposit into the pond of tree leaves, grass clippings, street runoff etc.

We also investigated the circulation of water in the pond. One contractor recommended drilling an artesian well, however, after contacting the St. Johns River Water Management District we were told this would not be permitted.

The contractor Sam Sweetman, Aquatic Service Manager of ECOR stated "Based on what was seen in the samples, there are no major issues such as low dissolved oxygen levels or stratification that are only able to be fixed by aeration. There are benefits to adding aeration to ponds but there is no major problem that requires it at this time."

We then focused on bank erosion. Bank erosion can be treated in several ways:

1. Using stones to reinforce the bank (expensive, \$19K to \$60K and the use of heavy equipment)
2. Using soil and turf to restore and reinforce the bank (least expensive of two)

We contacted St. Johns River Water Management District for their recommendation this was their reply:

"The pond bank can be repaired by re-grading the bank and re-stabilizing the area with sod; this is considered maintenance of the system and does not need approval from the District. The crushed rock or rip-rap on the pond bank would require a permit modification but is another situation where it may not be able to be authorized. The wet pond water quality treatment capabilities rely in part on interaction between the water and the soil and vegetation on the pond bank, and removing that interaction by placing

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impervious surfaces can reduce the treatment capabilities."...Mark Crosby, Engineer IV, Division of Regulatory Services.

We then looked into bank washouts. This is primarily caused by two main factors.

1. The foundation of each house starts with a pad, the adjacent pad for a house creates a slight channel between each home.
2. The down spouts from the two homes on either side of the channel concentrate the water flow to the pond.

The combined flow of rain water from the two sources runs over the bank and into the pond this steady and sometimes rapidly moving water erodes the bank causing a washout in a very pronounced area.

Both of these problems will cause soil to be washed into the pond. Both problems contribute to loss of land around the pond. The solution for this problem would be to install a system called a "French Drain." This simple system channels the downspout and lawn water from rain into a catch basin between the properties. The catch basin is connected to a PVC pipe which is installed underground and runs under the pond water surface. This eliminates the washouts at that point and erosion around the bank.

Lastly the issue of residents planting in the common area.

- This is an area of land, especially a proposed site for construction.
- These plantings create obstacles to properly access the pond bank for maintenance and is not to be utilized by homeowners.
- The HOA is responsible for the maintenance of the common areas.

Why be concerned about the retention pond in the first place?

- The pond is located in the middle of the community surrounded by 47 homes.
- The property values of the homes will be affected by the condition of the pond.
- Maintenance of the pond prevents an ugly and unhealthy structure that's not suitable for nurturing aquatic life.
- Maintenance prevents pond from becoming an eyesore.

SUMMARY

These issues of maintenance are not going away as long as the pond exists in the community the issues will only get worse. As of this meeting none of the issues of the pond have been addressed. As of this meeting, the Board is aware of at least one homeowner who wants to restore the bank erosion at the end of their property. I hope the Board will address the maintenance problems of this structure.