

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

March 23, 2024

**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:

Ken Wheeler, President called the meeting to order 9:04AM along with Board Members: Fred Parris, & David Almeida. George Cronin arrived five minutes later. Bob Cranmer did not attend.

II. SECRETARY'S REPORT:

Motion was made to approve the minutes from the meeting held on 12/02/2023. George Cronin identified errors in sections Section V.(New Business), para 1, sub paragraphs 3 & 4 of the DRAFT document. George read the original DRAFT and the proposed modified versions of the identified paragraphs aloud. Motion was made to accept the proposed edits and approve the updated minutes for the meeting that was held on 12/02/2023. Motion was seconded and the updated minutes were approved.

III. TREASURER'S REPORT:

1. Current Balance in Checking Account: \$2,494.92; Money Market Account: \$59,989.45; CD: \$65,000. Available cash on hand: \$62,484.37. Total available cash: \$127,484.37
2. The 1-Year \$65K CD matures in April 2024. We're going to have to decide what to do with the CD funds in April. Fed suggesting 3 rate decreases during the remainder of the year. We'll have to decide what we want to do with the dollars and duration of any future investment of those funds.
3. Expenses to date: \$12,194.02 and \$4,375 was for front fence wall, gate house and gate painting and improvements.

IV. OLD BUSINESS:

1. Community Entrance Painting: The entrance/exit gates and abutting walls at the community entrance were recently repainted.
2. Community Entrance Landscaping:
 - Last year, the Board planned a project to stair-step the landscaping at the front of the community. This project was put on hold until this spring. Discussion focused mostly on the variation in plant types at the entrance (crotons on one side of the entrance/exit gates and no crotons on the other side). A vote was taken to revisit the stair-step approach to the landscaping, and making the plant types more uniform on both sides of the gate. No attendees voted for the stair-step approach. Decision was made to keep the current landscaping and maintain it as best as possible.
 - There was a question asked about trimming the tree at the front entrance, because it scrapes any larger vehicle, such as RVs, boats, and commercial vehicles. Ken Wheeler took an action to look into having the tree trimmed.

3. Fence Repair:

- Quotes for having a precast fence have been received and are in the neighborhood of \$170,000. If we decide to move forward with a precast fence, each post in the west side of the community will have to be removed, which will cost \$600 per pole in addition to the \$170,000 for the precast fence.
- The west side fence replacement project is estimated to cost \$38,000. At this time, the board is recommending to proceed with replacing the west side fence, and holding off on replacing and/or repairing the east side fence.

4. Road Update:

- We received a quote of \$6,880 for pothole and fissure repairs to Sheridan Woods Drive and Tall Tree Court, well below the \$10,000 we have budgeted for road repairs this year. The Board approved the repairs and will be moving forward with repairs in the near future.
- Discussion ensued on whether there was a benefit to sealing the road beyond aesthetics. The cost to seal the road exceeds \$8,800. Several voiced opposition to applying a sealer to the road surface, pointing to other nearby communities that have done so with less than desired results. George Cronin reminded all the in 2019 the City of West Melbourne inspected our roads and suggested that we NOT apply a sealer to our older asphalt as there is negligible benefit. At this time, no further action is planned.
- We received a quote of \$179,108 to mill 1 inch and pave 1 inch of our road surface (Sheridan Woods Drive and Tall Tree Court). This is for planning purposes only. Full repaving is not required at this time.

5. Arthur (vs Arno & HOA) Lawsuit Status: This lawsuit has been pushed out even further and no new date has been set as of yet. The judge has not made a decision. If approved, our countersuit will include reimbursement of all legal fees. Until decided, the HOA has a \$30K unresolved claim.

V. NEW BUSINESS:

1. Tot Lot:

- Gazebo Repair: The lower portion of the legs that hold the roof of the gazebo over the picnic table in the tot lot are severely rusted, with some portions rusted completely through. The Board will be asking for quotes to patch (apply plates) to the legs and another quote to replace (saw off and weld new) bottom portions of the legs. After assessing the cost/benefit of each approach, a decision on which option to move forward with will be made.
- Light Replacement: The existing solar powered light in the tot lot has failed. The Board will be ordering and installing a replacement.

2. Arno (vs Arthur & HOA) Lawsuit Status: The HOA was notified that we have been named in a second possible lawsuit. The 147 page document has been posted to the Community's password protected website at <https://swdhoa.files.wordpress.com/2024/03/2024.01.16-arno-revised-adr-demand-letter.pdf>. Via our attorney, the Board has requested all parties participate in face-2-face binding mediation. However, a path forward has not yet been decided. As a result of this pending litigation, the HOA has an \$83K claim which is undecided.

3. Architectural Review Committee (ARC) Report:

- On March 23rd & 24th, 2024, ARC members conducted the annual Covenant Compliance inspection of the community. 31 properties were identified as having covenant compliance issues and homeowners were notified.
 - Reinspection of properties with violations will take place on April 6th, 2024.
 - If any properties are found to still have violations present on April 6th, a FINAL inspection will take place on April 20th, 2024.
 - Several members of the community volunteered to assist homeowners that may be challenged to bring their properties into compliance. While help cannot be promised, individuals in need of assistance are encouraged to contact the Board via email or the Hotline. The Board will attempt to coordinate assistance requests.
 - Year-to-date, the ARC has received 25 home improvements requests for approval.
 - The Board and community members present expressed deep gratitude and appreciation to all ARC members that conducted the annual inspection and work tirelessly throughout the year to help keep our community looking as good as it does. Shari Parris was singled out for special recognition for all of her efforts leading the ARC and taking the brunt of the “blowback” from homeowners with covenant compliance violations.
4. Book Share Box: Dawn and Mike Woods (628 SWD) volunteered to construct a “book share box” for residents to exchange books. All present were in favor of this idea. Once completed, the box will be installed at the tot lot. The Board expressed great appreciation to the Woods’ for volunteering to construct the “book share box” and approved reimbursing the Woods for the cost of materials.
5. Volunteers Needed:
- Decoration Committee members needed. After years of outstanding work to keep our community’s entrance holiday-theme decorated, both Maria Cranmer and Sandi Armstrong have decided to “pass the torch.” The Board expressed appreciation to both Maria and Sandi for their beautification efforts over the years. Contact the Board if interested.
 - Two (additional) volunteers are needed for the Fining Committee. Contact the Board if interested.
6. Open Discussion:
- David Almeida noted that when he recently identified to his home insurance provider that he lives in a gated community, his rate was reduced by \$160 this year. He encouraged all to review their policy and contact their insurance company to determine if they might also reap the benefit of a lowered insurance rate because we live in a gated community.
 - Lori Gillham (619 SWD) noted the strobe lights that are visible all night long across the pond from her property. Ken Wheeler said this issue is known and is being addressed.
 - Lori Gillham asked for an update about replacing the cameras at the front entrance/exit gate. Ken Wheeler stated that he has yet to receive quotes, and will look into the issue with renewed vigor.

Thank you to all that participated in today’s great discussion.

VI. MEETING ADJOURNED @ 9:50 AM