

**SHERIDAN WOODS COMMUNITY ASSOCIATION
ANNUAL MEETING
JANUARY 7, 2023**

Minutes of the Board of Directors Annual 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 9:17AM:

Bob Cranmer, President, called the meeting to order and thanked all residents for their attendance as this was a great turnout. Quorum accepted with 43 residents and 31 proxies along with Board Members: Bob Cranmer, Fred Parris, Ken Wheeler, Bruce Hallowell, and Nilda Rosario. Acknowledgement that this meeting notice was issued to all residents on December 1, 2022 and posted on the community bulletin board, website and newsletter in December, 2022.

II. APPROVAL OF THE MINUTES: Nilda Rosario, Secretary

The Secretary read the minutes from last year's annual meeting on January 8 and 29, 2022. A motion to approve the minutes was made and the minutes was unanimously approved.

III. TREASURER'S REPORT: Ken Wheeler, Treasurer

1. The Treasurer's Report for 2022 was read noting on the following:

- We have been overbudget by over \$18K in 2022 due to increases in legal fees, insurance, fencing and gate repairs. 2022 Year-End Budget resulted in \$39.4K in Checking 1; \$65.5K in Checking 2; and \$52.3K in Investment. There's present discussion to roll some of the funds in Checking 2 and Investments into CD accounts to achieve a better interest rate. The budget for 2023 will be approximately \$174K.
- In order to keep administrative costs (letters, postage, etc.) down, Ken asked that residents submit their email reports and the monthly financials can be emailed to everyone, in addition to posting on the website.
- Bids have been received for the 2023 maintenance contract in order to receive a better quote than we presently have.
- 74 Dues have been received to date; 22 outstanding.
- A question was asked about the legal fees incurred to date which was explained that the increase in legal fees is a result of a dispute between 2 homeowners and the HOA has been pulled into that dispute. Court date set to October, 2023. The Board has submitted claims with the insurance company, and they have issued the HOA an attorney to continue with this lawsuit. After the \$1K deductible, some of the legal fees will be reimbursed.
- A question was asked about the increase in taxes, and the response was that the line marked TAXES in the 2022 budget, is the property tax for the front gate and common area and also includes the fire protection within the neighborhood.

2. A motion to approve the Treasurer's report as written was made and accepted. The motion carried and the 2022 Treasurer's Report was unanimously approved.

IV. OLD BUSINESS:

1. The 2023 Board will select a new contractor after proposals are received for the maintenance contract.

2. The new swing set has been received and the Board has received verification that members of our community can installed the swing set without affecting our insurance policy, as this is a much smaller unit and does not require professional installation. Ken Wheeler has asked for volunteers to put up the new swing set.
3. 2022 ARC Report from Shari Parris:
 - Work was approved and completed for 48 ARC applications
 - There were an additional 6 approved in 2022 for work to be completed in early 2023 (mostly roofing).
 - Shari P. also thanked the residents for submitting their applications prior to any work being started.
4. Bob C. made a motion for anyone planning to paint the exterior of their home and have reviewed the new color palette as shown on the website, has met with the ARC and still cannot come to an agreement on a color of choice, that their current exterior home color can be grandfathered in. This choice, although it is the current exterior color of the home, will still need approval by the ARC. This amendment was unanimously approved.
5. The company that repaired the sidewalks last year will be contacted to review an area that needs to be corrected again.

V. NEW BUSINESS:

1. 2023 BOD: Dave Almeida has volunteered to be on the Board in addition to returning Board members Ken Wheeler, Fred Parris and Nilda Rosario. Unanimous approval of the 2023 Board volunteers. Still need one more volunteer.
2. 2023 ARC: Kathy Almeida, Randy Gross and Dennis Gough have volunteered in addition to returning member Shari Parris. Unanimous approval of the 2023 ARC volunteers.
3. 2023 Fining Committee: Bob Cranmer, Bruce Hallowell and Fred Getter have volunteered to serve on this committee. Unanimous approval of the 2023 Fining Committee.
6. Bob C. and the residents gave special thanks and appreciation for all the hard work and dedication to the following for their support in 2022:
 - 2022 Board members: Bob Cranmer, Ken Wheeler, Fred Parris, Bruce Hallowell and Nilda Rosario.
 - 2022 ARC members: Shari Parris, Don Jones, Pam Wheeler and George Cronin.
 - 2022 Fining Committee: Jill Liles, Linda Sixto and Sandy Armstrong.
 - 2022 Gate Decoration Committee members: Maria Cranmer and Sandy Armstrong.
 - Special thanks to Bob Cranmer for his assistance as well.
 - Placing the flags during July 4th and Memorial Day: Jill Liles
 - For coordinating the 2022 Community Yard Sale: Ginny Lesley
7. February 11-12 is the Annual Property Inspection
8. February 18 is the 2023 Community Yard Sale: \$5 fee to participate.

VI. MEETING ADJOURNED @ 10:00A