

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

AUGUST 11, 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 6:28 PM along with Board Members: Fred Parris, Ken Wheeler, Bruce Hallowell and Nilda Rosario. 15 Residents were also in attendance.

II. SECRETARY'S REPORTS:

1. Minutes of the July 7 and July 25, 2022 meetings were motioned for approval. Motion approved.

III. TREASURER'S REPORT:

1. The contract for the sidewalk repair has been signed and a deposit of \$2,700 has been paid.
2. Ken Wheeler has reported that as of date, SWCA is tracking well to the 2022 budget.
3. Motion to approve the Treasurer's report as presented. Motion approved.

IV. OLD BUSINESS:

1. Acting on Fining Committee Recommendations: There were 3 properties that were recommended to fine for failure to resolve outstanding property violations. The President motioned the board to open a discussion to proceed with the Fining Committee's recommendation. A resident rejected the Fining Committee's recommendations on his property. The Board heard the complaint. The Board voted unanimously to support the Fining Committee recommendations.
2. Swing Set Replacement: The Board continuing to receive quotes. Current quote is for a structure that would support up to 200 lbs. Additional quotes are being considered for adult weight of up to 300 lbs. Estimate is approximately \$2,300 to \$2,400.
3. Sidewalk Repair Bids: Work will commence on August 30 for the first phase of drilling penny-sized holes and filling the holes with foam on September 1-2. The repair project should be completed by September 5.
4. Northeast Fence Update: There will be a community vote on this subject. Ballots will be sent to all residents in the next couple of weeks.

V. NEW BUSINESS: The Fining Committee

1. Reworking HOA Inspections Timeline:
 - a. Once approved, a process flow chart will be published to help residents understand the complete scheduling process from Inspections to Recommendations to the Fining Committee.
 - b. The Board and ARC opened the notion of changing the property inspections from once a year to twice a year (March and September). The timeline to correct violations would also change to 30 days after initial inspection and 10 days following the second and final inspection. This would avoid the problem of March inspection violations being rectified

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in as late as August during the current process. The Board will take into consideration those extenuating circumstances that will require more time to correct a violation.

- c. The current Exterior Maintenance Inspection Report Form will be modified accordingly and will be posted on the website and presented at the next meeting.
2. Budget for Decoration Committee: The President motioned the adjustment of the yearly budget from \$200 to \$500, if needed. The budget was previously set for \$500 and was updated in the 2022 Budget.
3. Pond Erosion: Quotes have been obtained and various methods researched to address the pond erosion as there are residents that have lost property and are looking for the Board to resolve this issue. The Board will review all information and prepare the facts to the residents at the next meeting.

VI. MEETING ADJOURNED @ 7:00 PM