

**SHERIDAN WOODS COMMUNITY ASSOCIATION
ANNUAL MEETING
JANUARY 10, 2026**

**Minutes of the Board of Directors Annual Meeting of the Sheridan Woods Community Association.
Held at: West Melbourne Public Library, 2755 Wingate Blvd., West Melbourne, FL 32904.**

I. CALL TO ORDER AT 10:10AM:

Ken Wheeler, President, called the meeting to order, thanked all residents for their attendance, and asked for a moment of silence to recognize the recent passing of longtime SW resident and ARC Member, Kathy Almeida. Quorum accepted with 29 residents and 35 proxies along with Board Members: Ken Wheeler, Fred Parris, George Cronin, and Bob Cranmer. Acknowledgement that this meeting's notice was emailed to all residents on November 26, 2025 and posted on the community bulletin board and website in early December, 2025.

II. APPROVAL OF THE MINUTES: George Cronin, Secretary

The Secretary offered to read the minutes from last year's annual Board meeting (January 4, 2025) and the most recent ad-hoc Board meeting (November 22, 2025). Attendees declined the readings. Separate motions were made for approval of each set of minutes. Both were unanimously approved without edits.

III. TREASURER'S REPORT: Ken Wheeler, ACTING Treasurer

A. End of Month/Year Financials: The Treasurer's End of Year Report for 2025 was presented, highlighting the following:

End of Year (2025) Account Balances

ACCOUNT TYPE	BALANCE
Savings	~\$26K
Checking	~\$6K
Investment	~\$46K
TOTAL	~\$78K

- o We ended 2025 having slightly overrun versus our initial plan. Overrun was attributed mainly to:
 1. Unplanned replacement of Tot Lot play-set. (Replaced play-set was deemed a safety hazard due to excessive rust and sharp edges.)
 2. Overrun on legal fees due to ongoing litigation.
- o Year to Date (YTD) total interest earned: ~\$2.5K

B. 2026 Budget:

- o Ken presented the proposed 2026 budget and explained that, due to the failure of the proposed annual dues increase to \$750, we are projected to dip into reserves yet again in the coming year. Attendees passionately discussed individual elements of the proposed 2026 budget, culminating in votes for each proposed "Special Project".

Special Project Vote Tallies:

PROJECT NAME	FOR	AGAINST
2nd LPR Gatehouse Camera	42	2
Trim All Oak Trees @ Entrance	40	0
Remove Holly Tree @ Entrance	37	0
Clean & Paint South Fence (Exterior)	37	5
Clean & Paint Entry Callbox & Signpost	37	0
Apply Sealer to new Tot Lot play-set	41	0

- o With the above voting completed, a motion to approve the ACTING Treasurer’s 2026 proposed budget was made. The motion carried and the 2026 ACTING Treasurer’s Report/Budget was unanimously approved.
- o As with last year, the outgoing Board recommends deferring the more costly Special Project items until later in the calendar year. This way, if unexpected “pop up” expenses occur early in the year, the incoming BOD may be able to address them without a Special Assessment by pushing the currently planned 2026 Special Project expense to a future year.

IV. ARC 2025 YEAR-END REPORT:

Josh Lee, ARC Lead Member, summarized 2025 as follows:

ARC Summary

TITLE	COUNT
Violations ID’d & Addressed	27
New Requests Processed	28
Other Items Addressed	26

V. OLD BUSINESS:

A. Update on Lawsuits:

- o Arthur vs HOA (& Arno), Case #: 05-2022-CA-041933-XXXX-XX: Awaiting trial. No change since last meeting. Members questioned whether the trial was to be conducted with or without a jury as the Brevard County Clerk of Courts website has recently shown both. As of this writing (1/16/2026), the Brevard County Clerk of Courts shows that the trial will be non-jury with a start date projected to be 1/26/2026.
- o Arno vs HOA (& Shari Parris), Case #: 05-2024-CA-043673-XXCA-BC: Awaiting trial. No change since last meeting.

B. East Perimeter Fence Staining: Under contract. Expected to commence early in February, 2026. Notice will be placed on the exit whiteboard and an email will be sent when a firm start date is known.

- C. Community Yard Sale: Our SW Annual Yard Sale will be on Saturday, Feb 14, 2026 from 8AM to 12PM. All residents are invited to participate. Ginny Lesley is the coordinator. Questions? Ginny can be contacted at 321-724-4209.
- D. Annual Covenant Compliance Inspection: Members of the Sheridan Woods (SW) Architectural Review Committee (ARC) plan conduct the next SW Annual Covenant Compliance Inspection on Saturday, March 7th, 2026. While it's important to keep properties looking good all year round, the annual inspection is a good reminder to look at our homes, driveways, sidewalks, lawns and landscaping with a critical eye.

VI. NEW BUSINESS:

- A. 2025 Volunteer Recognition: BOD Members recognized many for their contributions to making Sheridan Woods a better place. Special recognition was noted for David (BOD/ Treasurer) & Kathy Almeida (ARC), Josh Lee (ARC), Maria Cranmer (Community Entrance Decorations), Jill Lyles (US Flags for Special Holidays), and Whitney Jagielski (SW's new and improved website).
- B. Call for 2026 Volunteers and Vote to Approve New Members:
 - o Board of Directors (BOD): Two members, Bob Cranmer & George Cronin have agreed to remain on the BOD in 2026. Three members, Ken Wheeler, Fred Parris & David Almeida will not continue into the new year, creating three vacancies. After much discussion, Bruce Hollowell was the only potential candidate identified. He agreed to "take a look" at what is entailed as the Treasurer. Decision is expected at the next BOD meeting.
 - o Architectural Review Committee (ARC): Two Primary Members, Ginny Lesley & Don Jones, as well as one Alternate Member, Dawn Woods, agreed to remain on the ARC in 2026, leaving two vacancies (1 Primary & 1 Alternate). Lori Gilham volunteered to join the ARC, leaving one vacancy unfilled. Unanimous approval of the 2026 ARC volunteer. The 2026 ARC (Ginny, Don, Dawn & Lori) will self organize (Primary & Alternate).
 - o Fining Committee (FC): Mike Gerke agreed to remain on the FC in 2026, leaving two vacancies. Val Aquinas and Linda Sixto volunteered to join the FC. Unanimous approval of the 2026 FC members.

VII. COMMENTS/QUESTIONS FROM MEMBERS PRESENT:

- A. Lost & Found: A jacket and a necklace have recently been found and remain unclaimed. If neither is claimed shortly, the items will be donated to a local thrift store. Call the message line (321-216-2053) to ID either item and arrange a reunion.
- B. eMail Signup Sheet: The BOD sends out announcements via email on an ad hoc basis. A signup sheet was used to collect email addresses from individuals that want to receive, but were not receiving BOD emails in the past.

VIII. NEXT BOD MEETING DATE (1/24/2026 @ 9am): The next BOD meeting, for the BOD to organize (assign roles & responsibilities), will take place on Saturday, 1/24/2026, starting at 9am, at the community's Tot Lot.

IX. MEETING ADJOURNED @ 11:06AM