

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

JUNE 10, 2023

**Minutes of the Board of Directors Meeting of the Sheridan Woods Community Association,
Melbourne, Florida, held at the Sheridan Woods Community Tot Lot.**

I. CALL TO ORDER:

Ken Wheeler, President called the meeting to order 9:01AM along with Board Members: Fred Parris, David Almeida and Nilda Rosario. Fifteen (15) residents were also in attendance.

II. SECRETARY'S REPORT:

Motion was made to approve the minutes from the meeting held on 04/22/2023. Motion was seconded and minutes were approved.

III. TREASURER'S REPORT:

1. \$65K was moved to a 12-month CD @ 5.05% APY with interest payments scheduled for October and at maturity April 24, 2024.
2. \$56,857 is currently in a money market account currently earning 3.2% APY and \$6,998 in our checking account for monthly bills.
3. The 6-month budget report will be published on our website by end of June.

IV. OLD BUSINESS:

1. Fence Staining: This project is currently in process. The southside fence has been pressure washed and will be stained next. The Northside fencing will be stained, no need to pressure wash as it is relatively new. The Board will notify all residents who have fencing when the staining will begin in their area.
2. Tot Lot: It was discovered that snakes have been hiding in the cylinder-type tubing around the small playground. The current plan is to replace that tubing with a 4-inch wide, 6-inch tall flat strip that will surround both swing sets and completed with mulch. The Board is currently receiving quotes for this project and is scheduled to be completed within the next 1-2 months.
3. 2023 Property Inspection: The ARC was commended for a great job in completing this year's inspection and reported that 39 homes were not in compliance and after the subsequent two inspections (30 days and 10 days after notices), there were 3 homes that were referred to the Fining Committee.

V. NEW BUSINESS:

1. Fining Committee: Meeting held on May 30 resulted in 3 homes being fined due to failure to correct items noted in this year's ARC inspection report.
2. Pond Bank Fish Kill: ECOR was contacted to inspect the retention pond due to dead fish (all Tilapia) that has been surfacing. This is not the same problem that we had 2 years ago, and ECOR believes that the fish either are dying due to a disease and/or the recent hail storm that has affected the oxygen level in the pond. ECOR said we should expect some fish kill. The Board, along with the residents who attended this meeting, has recommended that we conduct another water testing which is approx. \$400. A note from ECOR has been posted on our website that addresses this issue.
3. Pond Bank Erosion: The Board has measured the property from the retention pond to the owned property and it appears that the area that has eroded is the common area. No owners

- have lost any of their property due to the erosion. However, the Board has been researching all options available to control this erosion and also the condition of the drains. The drains need to be inspected to be sure they are not clogged or collapsed in some areas. The erosion has nothing to do with the fish kill.
4. Metal Roofs: The Board has received a request to allow metal roofs in our community. This is not an issue that the Board can approve. This change in our Covenants & Restrictions will require a residential vote with a 66% approval in order to make this change. The Board is working on providing certain guidelines as there are many options when considering metal roofs such as: standard overlapping seam, no exposed fasteners, aluminum material (not galvanized aluminum, which will fade and rust in salt environment, and color restrictions). Also, when considering metal roofs there's a possibility of home insurance rates increasing and may also cap the replacement cost in the event of a claim.
 5. Open Board Position: Board asked if anyone would like to fill the open position, no volunteers at this time.

There was a question about our long-term plans for resurfacing our roads. There are cracks in some areas. The roads were inspected in 2020 and estimated to be \$102K to resurface, however, the cracks were not extensive enough to require a total resurfacing. The previous Board had decided to repair the areas that needed the most attention.

REMINDER to all who call the Message Line to please leave their name and phone number if they require a call back.

VI. MEETING ADJOURNED @ 9:37 AM