

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

SEPTEMBER 22, 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 6:35 PM along with Board Members: Fred Parris, Ken Wheeler, Bruce Hallowell and Nilda Rosario. Nine (9) residents were also in attendance.

II. SECRETARY'S REPORTS:

1. Minutes of the August 11, 2022 meeting was motioned for approval. Motion approved.

III. TREASURER'S REPORT:

1. Ken Wheeler presented a summary of the budget with up-to-date expenses and has reported that as of date, SWCA is tracking well to the 2022 budget with the exception of the following items that was not budgeted or expenses that exceeded the budget: sidewalk repairs, fence clearing/repair, board room rental, sprinkler repair and legal expenses.
2. Motion to approve the Treasurer's report as presented. Motion approved.

IV. OLD BUSINESS:

1. Updating Fining Guidelines: The Board will rescind the fines that were imposed this year. The Fining Guidelines that were set in place in September 2021 did not stipulate the pre-determined timeline of giving the property owners 14 days from date of the notice to the scheduled date of the Fining Committee's hearing, as per Florida Statute 720.305. The Board will revise the Fining Guidelines so they comply with Florida Statute 720.305 in order to be in legal compliance and then will move forward with the fining process. The Board will use their discretion to proceed with the fines that were levied this year. Those property owners who were fined in August will be notified.
2. Swing Set Replacement: The Board voted to proceed with the latest quote on the swing set for a heavy-duty, galvanized, commercial 10-ft swing set for \$1,880 delivered. Additional funds will be required for the installation, safety motion reroute and re-mulching the area. Delivery is expected 10 weeks after purchase. Motion approved to proceed with the purchase.
3. Sidewalk Repair Bids: Work has been completed. The contractor was called back for a few minor fixes but overall, it was a job well done.
4. Revising HOA Inspection Times and Supporting Forms: The Board agreed to keep the inspections to the yearly schedule. The Board of Directors and the Architectural Review Committee will periodically review any properties that need attention. The Inspection Report Form will be updated to reflect the updates of the re-inspections from 60 days after initial inspection to 30 days and 10 days after that re-inspection before violations are referred to the Fining Committee.

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V. NEW BUSINESS:

1. Review HOA Insurance: Upon further research into the association's insurance policy, it was recommended to increase the liability for fencing from \$30,000 to \$75,000. Also, it was recommended to begin the claim process for the current lawsuit. Motion approved to submit claims for the legal fees already incurred.
2. Possible Change in Attorney: The Board President researched the fees of other attorneys that specialize in HOAs. He will continue to research other possible attorneys, but due to the current lawsuit it is recommended to continue with the current attorney until the lawsuit has been resolved.
3. Northeast Fence Update: Re-fencing has been put on hold.
4. The Board President has furnished all board members, including the ARC Lead with a binder to record all information including agendas, meeting minutes, treasurer's report, new projects and any other information related to the SWCA. This documentation will be passed on to future board members so they will have a baseline to continue the responsibilities of the Board of Directors and Architectural Review Committee.

VI. MEETING ADJOURNED @ 7:08 PM