

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

February 21, 2026

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

I. CALL TO ORDER:

Bob Cranmer, called the meeting to order at 9:00AM along with Board Member George Cronin, Bruce Hallowell and 12 additional residents in attendance.

II. INSTALL HOA VICE PRESIDENT:

Jennifer Robles volunteered to join the SW HOA Board of Directors as Vice President. Unanimous approval. Jennifer completed and signed the "Director's Certification" form. New HOA BOD Directors, Bruce Hallowell & Jennifer Robles, were reminded of the need to complete FL state required 4-hour training within 90 days of joining the BOD. George stated that he'd provide a link to a schedule of classes to both new BOD members. (Done: 2/25/2026.)

III. SECRETARY'S REPORT:

- A. George stated that DRAFT minutes from the most recent BOD Annual Meeting (1/24/2026) were posted to the community's website within a week of the meeting. No edits or amendments were proposed. The minutes were approved as originally written.
- B. George informed all that the community's website has been updated to show proposed agendas for any scheduled upcoming meetings. The BOD plans to post agendas 4-7 days prior to scheduled meetings.
- C. 2026 HOA Annual Dues: Late notices (with late fee & interest penalty) have been drafted. If not paid in full prior to 3/15/2026, the BOD plans to initiate lien action(s) on the affected properties.

IV. TREASURER'S REPORT:

Bruce said that the community spend rate is tracking nearly to plan with \$3.2K spent to date. He also provided account balance updates: ~\$48.7K in savings/checking and ~\$45.9K in the community's investment account.

V. OLD BUSINESS:

- A. 2026 Covenant Compliance Inspection: Saturday, March 7, 2026: Recent cold weather has caused many trees, shrubs & lawns within our community to be negatively impacted. As a result, the upcoming Covenant Compliance Inspection will not include vegetation beyond looking for: 1.) plants, bushes & shrubs that are obviously overgrown and need trimming, & 2.) lawns and flower beds that need weeds to be removed.
- B. Status of pending litigation:
 - Arthur vs HOA (& Arno), Case #: 05-2022-CA-041933-XXXX-XX: Non-jury trial is tentatively scheduled to commence during a 2-week period starting 3/2/2026.
 - Arno vs HOA (& Shari Parris), Case #: 05-2024-CA-043673-XXCA-BC: Pretrial conference is tentatively scheduled for 6/2/2026. Jury trial is tentatively scheduled to commence during a 2-week period starting 6/15/2026.
- C. SW HOA registration with Florida Department of Agriculture and Consumer Services (FDACS): Bob stated that the action has been completed.

- D. Status updates
 - Community entrance/exit area tree trimming: Completed
 - East fence staining: Exterior is completed. Interior is underway.
- E. Annual SW Garage Sale: Large turnout. Many kudos to Ginny Lesley for organizing yet another successful event.
- F. Need additional volunteers for BOD (1), ARC (1) & Fining Committee (2): Josh Lee volunteered to rejoin the ARC and reassume leadership responsibilities. The other vacancies remain open.

VI. NEW BUSINESS:

- A. Community Security: Meeting attendees discussed details of the event that took place on 2/12/2026 [a suspect escaped from Melbourne Police at the Melbourne Regional Hospital (250 N. Wickham Road) and fled, eventually being caught in Palm Bay]. All reiterated belief that Sheridan Woods remains a safe place for residents to live and thrive.

B. Special Projects:

- Budgeted:
 - i. 2nd LPR Camera: To be considered during Q4/2026.
 - ii. Clean & Paint South Fence Outside: To be considered during Q4/2026.
 - iii. Clean & Paint Entry Box: Bob to investigate and get quote(s). BOD will discuss at next meeting.
 - iv. Apply Sealer to Swing Set at Tot Lot: Estimate to have contracted service came in 8X budget. Ken Wheeler volunteered to purchase stain (community will reimburse up to \$200.00). David Eldridge volunteered to apply the stain at no cost to the community. Expect the swing set to be unavailable for several days during the process.

- NOT currently Budgeted:
 - i. Tall Tree Court Pavement Repair: Bob to investigate options and associated costs. BOD will discuss at next meeting.
 - ii. Repair of Pothole at Community Exit: Ken volunteered to purchase supplies (community will reimburse) and perform repair.
 - iii. Plants at Community's Entrance/Exit: Recent cold weather has caused many plant to appear burnt. BOD will reassess in coming months to determine if trimming or replacement is needed.

- C. Quarterly Inspections of Non-Owner Occupied Properties: To be addressed during BOD/ARC Workshop" immediately following this meeting.

D. Covenant & Restriction (C&R) Reminders:

- Overnight parking on Sheridan Woods Drive and Tall Tree Court is prohibited.
- Parking on grass within the community is prohibited.
(Warning notices will be placed on offending vehicles.)

VII. QUESTIONS & COMMENTS FROM MEMBERS: None identified.

VIII. ADJOURNMENT:

Bob thanked everyone for the morning's respectful discussion and adjourned the meeting at 9:38AM.