

Green Cay Property Owners Association

Board Meeting

Monday, November 3rd, 2025

6 pm

Board Members Present:

- **Diego Lima – President**
- **Stacey Clarke - Treasurer**
- **Adrienne King - Secretary**
- **Christopher Ceasar - Member**
- **Dennis Chance - Member**

Guests:

- **Cheryl Chance**
- **Sandra Wright**
- **Ken Wright**

1. **Approval of meetings minutes from October 20th, 2025** – meeting minutes approved with no changes.
2. **Updates on Amnesty Letter -**
 - a. 10 people responded to the letter, and it seemed well received
 - b. 4 people have sent something towards their outstanding balance
 - c. Liens are still valid but only for the amount that the lien was originally issued for in 2004, 2010, and 2015.
 - d. We will need to refile liens for owners who are in arrears
 - e. After research there has been no interest added to any overdue balances since 2015
3. **Notices sent to owners -**
 - a. Statement sent in July
 - b. September Amnesty Letter Sent
 - c. November 15th final delinquency letter will be sent
 - d. In January 2026 we will file liens on all properties delinquent for 3 or more years
4. **New rules and regulations-**
 - a. Board is working on drafting updates to inform owners on parking of cars on the road and maintaining grass in front of homes
 - b. Adrienne will send a draft for the board to review
5. **Website Updates** – Covenants and meeting minutes are posted to the website now
6. **Decisions needed by Nov 15 so proper notice can go out:**

- a. **Amount of 2026 dues?** Board votes unanimously to raise HOA dues 20% for the 2026 year.
- b. **Lots will go from \$500 per year to \$600 per year**
- c. **Homes will rise from \$875 to \$1050 per year**
- d. **Emergency Fund Assessment?** We will wait on this until it is absolutely needed
- e. **Will there be interest again on late payments?** 1.5% interest per month beginning January 2026 unless owner has an established payment plan by December 31, 2026.
- f. **Threshold for filing liens - 3 years delinquent and the board will file a lien on the property. Voted upon unanimously by the board to file liens once a property reaches 3 years.**

Next meeting will be via Zoom 12/15/2025

Meeting adjourned 7:53 pm

Respectfully submitted by Adrienne King