

Green Cay Property Owners Association

**Annual General Meeting
Saturday, August 22rd, 2026
9 am at the Front Gate**

1. Welcome Remarks – Diego Lima lead the meeting as he is current Board President

- a. Introduction of all attendees-
 - i. Diego Lima
 - ii. Chris Caesar
 - iii. Dennis Chance
 - iv. Stacey Clarke
 - v. Adrienne King
 - vi. Ken Sylvester
 - vii. Carol Fabian
 - viii. Karen Wassell
 - ix. Roy Meade
 - x. Tavis DeWindt
 - xi. Kimika DeWindt
 - xii. Kenneth Benjamin
 - xiii. Raquel Benjamin
 - xiv. Elroy Turnbull

2. Financial Report

- a. Account Balance – current bank balance was \$52,699.39
- b. Treasurer Report – Stacey Clarke provided a financial report to attendees and we reviewed the 2025-2026 Finances some highlights:
 - i. +\$69,842.33 collected for Annual Dues
 - ii. -\$8,938.17 on Electrical Infrastructure
 - iii. -\$5,526.47 on Delinquent Property Taxes paid to GVI
 - iv. -\$455 Gate Infrastructure

3. Property Maintenance & Upgrades

- a. Gate – issues with the gate and being able to send the data needed to change gate codes and add clickers for Residents. Diego is going to work with Saba to address the issue but we may need to purchase new equipment to address the issue.
- b. Board members are in the process of getting quotes to fix the road by the second roundabout
- c. Transformers inside Green Cay are our responsibility. Diego is getting quotes on costs for replacement transformers, so we have an emergency stash in case of any issue.

4. Old Business

- a. Enforcement of HOA Violations of Covenants – discussed people parking on the road and the side the road. Notices were placed on cars and many junk cars have been moved.
- b. Collection of Delinquent Accounts – all members are asked to pay their outstanding balance and those in arrears in 2025 had a lien placed on the property.

5. New Business

- a. Volunteers – Volunteers to come out monthly to clean the road, we can save money from hiring a landscaper if the community would volunteer monthly for cleanup
- b. Dues Increase – dues were increased in 2025 to \$600 for undeveloped lots and \$1050 for developed lots
- c. Open discussion – Mr. Roy Meade voiced his opinion on why he felt he didn't need to pay HOA fees but at the end agreed to start a payment plan and would bring Diego a check later that day.

6. Election of Board

- a. Introduction of Candidates – Kimika DeWindt stepped up to fill the one spot we needed for the board
- b. Voting – all attendees whom were up to date on dues were provided a ballot and voted accordingly
- c. New board was selected:
 - i. Diego Lima
 - ii. Kimika DeWindt
 - iii. Adrienne King
 - iv. Cheryl Chance
 - v. Christopher Ceasar

Respectfully submitted by Adrienne King 8/30/26