

Green Cay Property Owners Association

Board of Directors Meeting Minutes

Date: January 15, 2026

Time: 6 PM

Location: Via Zoom

Board Members Present:

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

Board Members Absent:

- **Christopher Ceasar – Member**

(1) Call to Order – 6:03 pm

(a) Roll call of Board Members – 4 present, 1 absent

(b) Confirmation of quorum - yes

(2) Approval of Prior Meeting Minutes

(a) Review and approval of December 15, 2025 meeting minutes – approved unanimously

(3) Financial Updates

(a) Current balance \$20,160.24

(b) Stacey will reconcile all the books this coming weekend

(c) 2026 HOA dues invoice to go out by end of January – Stacey and Adrienne will work together on this

(4) Community Compliance & Enforcement

(a) Updates on vehicle notices – letter is drafted and will go out this month

(b) All cars on the pavement will receive a notice to remove and if not removed it will be towed

(c) Diego and Dennis will bring letters to homeowners in violation of parking on the road

(5) New Business

(a) WAPA Bill – the bill is currently in Nicolosi’s name and Diego has gone to Wapa three times to try to get it changed back into Green Cay HOA Name.

(b) Monies owed to Diego - \$2210 – \$2000 for Frank’s Electric and \$210 for the Green Cay PO Box renewal. Diego sent all the receipts, and the board will reimburse Diego this month.

(c) Gate Clickers – Dennis has 6 clickers and Carol and Felix Howell at lot #21-52 want to purchase 3. Dennis will work with Nate to program and get them to Carol once complete.

Meeting Adjourned 6:35 pm