

Green Cay Property Owners Association

Board of Directors Meeting Agenda

Date: December 15, 2025

Time: 6:30 PM

Location: Via Zoom

Board Members Present:

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

(1) Call to Order 6:43 pm

- (a) Roll call of Board Members – all members present
- (b) Confirmation of quorum - yes

(2) Approval of Prior Meeting Minutes

- (a) Review and approval of November 3, 2025 meeting minutes - unanimously approved

(3) Financial Updates

- (a) Payment Plans: status and compliance updates
 - (i) Owner paid \$2000
 - (ii) 2 owners in the pipeline to be paid
 - (iii) Sent revised payment plan to another owner and waiting for them to sign and send first check.
- (b) Accounts Receivable: outstanding dues and collection efforts
 - (i) Current bank balance as of 12/15/2025: \$9,210.71
- (c) Accounts Payable: current obligations and vendor balances
 - (i) Check written for \$455 to Digital Protection Plus LLC for the gate
 - (ii) \$2000 is still owed to Diego for Franks Electric

- (d) HAFP– Home Ownership Assistance Funds Program is still available until September 2026 to provide assistance from Covid Hardship relief

(4) Community Compliance & Enforcement

- (a) Updates on vehicle notices – Diego is working on preparing a letter to give a warning to all homeowners that vehicles will start to be marked for towing in 15 days. Letters will go out in January.
- (b) Cars parked on roadways and enforcement actions – January this will all be addressed
- (c) Questions about running businesses from property – current by-laws only allow the business of Airbnb’s to operate within the community.

(5) Infrastructure & Maintenance

- (a) Cracked roadways: assessment, safety concerns, and repair options – once we get the cars moved off the road and have more money in the bank then we can address the broken roads.
- (b) Landscaping and general upkeep: current status and next steps -

(6) New Business

- (a) Invoices will go out early January for 2026 dues and whatever else is owed.
- (b) Next meeting to be January 15th.

(7) Adjournment 7:38 PM