2026 Annual Meeting Minutes
Date: January 17, 2026
Registration: 3:30pm AST
Meeting Start: 4:00pm AST
Location: Grapetree Bay Hotel

3:30pm - 4:00pm: Register, Pay Assessments, light appetizers served, cash bar
4:00pm Meeting was called to order by Pooja Vachani, HOA President.

Secretary Judy Hodgerson validated a quorum via members present and proxies
Pooja asked for approval of 2025 Annual Meeting Minutes - all members voted in approval.

President's Report is published on the GAPOA.com website. Highlights covered include:
- HOA Board revised the C&Rs. A draft is published on the GAPOA.com website.
- HOA Board has gone paperless. The Annual Package was posted on the website so save hundreds of dollars in mailing and printing.
- Budget/Spend - there were 2 brush cuttings this past year along with minor road repairs. Major road improvements will happen this calendar year.

Treasurer's Report is published on the GAPOA.com website. Highlights include:
- We were able to minimize our bookkeeping expenses by board members pitching in and doing the invoice mailing ourselves.

Road Report is published on the GAPOA.com website. Highlights include:
- Two brush cuttings accomplished in 2025.
- Minor road repairs were done including culvert work on Hibiscus Road.

Communications Report is published on the GAPOA.com website. Highlights include:
- A big thank you to our volunteer, Tim Hales, Tech Master for upgrading our site security to prevent hack attempts.
- Our GAPOA Facebook group has over 155 members

Architectural Report is published on the GAPOA.com website. Highlights include:
- All new construction sites must display contractor name and contact information in case of any incidents.

Beach Report is published on the GAPOA.com website. Highlights include:
- Most of our beaches are being kept very clean by individuals who frequent them.

Legal Report is published on the GAPOA.com website. Highlights include:
- The HOA was able to recoup funds from a long pending lien with the help of our attorney.

Nominations Report is published on the GAPOA.com website. Highlights include:

- Nominations needed for President and Secretary.

Brian Duffield was nominated for President. Vote was taken with all members in favor.
Sara McCambridge was nominated for Secretary. Vote was taken with all members in favor.
New slate of officers for 2026 include:

President - Brian Duffield
Vice President - Jeff Hennings
Secretary - Sara McCambridge
Treasurer - John Morra

Old Business - none

New Business

- It was mentioned that some outdoor lighting at houses along the shore is too bright.

HOA Secy