



Agenda

Ways & Means Committee

Wednesday, July 22, 2026 – 9:00 a.m.
ADMIN CONFERENCE ROOM

- I. Call to Order by Treasurer, Bob Carneiro**
- II. Roll Call**
- III. Review Previous Meeting Minutes**
June 24, 2026, meeting minutes – **Pg.**
- IV. Monthly Ongoing Business**
 - A. GM Variance Report – **Pg.**
 - B. Financial Statement Review June 30, 2026
 - 1. Operating Statement - **Pg.**
 - 2. Replacement Reserve Fund Statement – **Pg.**
 - 3. Trend Report – **Pg.**
- V. Unfinished Business**
 - A. Monthly Resales – **Pg.**
 - B. Investment Ladder – **Pg.**
 - C. Preservation Fee Increase
- VI. New Business**
 - A. Tennis Court Resurface Proposals – **Pg.**
 - B. Delinquency Discussion – **Pg.**
- VII. Homeowner and Member Comments**
 - a. **Non-Agenda Issues** – If you wish to address the Committee on an item not listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Committee, prior to the meeting being called to order.
 - b. **Agenda Issue – Following Committee discussion and prior to the Committee vote, each homeowner will be given an opportunity to address the Committee for up to three (3) minutes on the agenda topic.**

VIII. For The Good of the Order

Adjourn – Next Meeting Wednesday, August 26, 2026 @ 9:00 a.m., ADMIN