



Agenda

Ways & Means Committee

Wednesday, September 23, 2026 – 9:00 a.m.
ADMIN CONFERENCE ROOM

- I. Call to Order by Treasurer, Bob Carneiro**
- II. Roll Call**
- III. Review Previous Meeting Minutes**
August 26, 2026, meeting minutes – **Pg. 1 - 2**
- IV. Monthly Ongoing Business**
 - A. GM Variance Report – **Pg. 3**
 - B. Financial Statement Review August 31, 2026
 - 1. Operating Statement - **Pg. 4 - 14**
 - 2. Replacement Reserve Fund Statement – **Pg. 15 - 17**
 - 3. Trend Report – **Pg. 18 - 36**
- V. Unfinished Business**
 - A. Monthly Resales – **Pg. 37**
 - B. Investment Ladder – **Pg. 38**
 - C. Preservation Fee Increase
 - D. Delinquencies – **Pg. 39 - 40**
- VI. New Business**
 - A. None
- 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, October 28, 2026 @ 9:00 a.m., ADMIN