Finance Committee Meeting
Remote Meeting via Zoom
Tuesday, September 15, 2026
7:00PM

I. Call To Order

II. Approval of the Agenda

III. Approval of the April Minutes

IV. PRESENTATION by Ted Hart, Morgan-Stanley
   a. Q&A if time allows

V. RESIDENT PARTICIPATION (if there are any residents that wish to address the committee)

VI. OLD BUSINESS: (anything left over from the July meeting)
   a. Update on Pipe-stem billing
   b. Ratification of items taken outside of a meeting (none)

VII. Review financial reports

VIII. Review April Bank reconciliations
   a. Investment sheet and project list (any large expenditures so that cash can be on hand) Please note that $100,000 in General Reserve, $100,000 in Townhouse Reserves and $75,000 in Operating reserves will mature before the next meeting, so we will need to address this during the meeting Tuesday evening. There is also some cash in all three accounts that should be addressed.

IX. NEW Business:
   a. Discuss 2025 Draft Audit
   b. Review Bids for Audit for 2026 (2027 and 2028)

X. Executive Session: DISMISS ANY NON-MEMBERS AT THIS POINT AS THE REMAINING ITEMS ARE CONFIDENTIAL.

   Aging report and past due list

a. Status of accounts at Attorney Sardo
b. Status of other accounts that are over $2,000.

XI. Items of Interest to the NAC.

XII. Other business and items that the chair wishes to report on or ask for updates.

XIII. Motion to adjourn.