



Audit Committee Meeting  
March 18, 2026

TROY COMMUNITY  
LAND BANK CORPORATION  
871 River Street, Suite 1  
Troy, New York 12180

## MEETING MINUTES

1. **Call to Order:**
  - a. The TCLB Audit Committee meeting of the TCLB was called to order at 8:32 am by Andrew Cooper (AC).
2. **Roll Call:**
  - a. AC called the roll. Suzanne Spellen (SS), Monica Kurzejeski (MK), and Bradley Lewis (BL, TCLB ED), Paul Donnelly, (PD, TCLB DO), Michelle Marinello (Counsel, MM), Alan Walthers (Bonadio, AW).
3. **Meeting Minutes:** Motion to approve March 19, 2025 minutes by SS, 2<sup>nd</sup> by MK, motion passed 3-0
4. **Discussion Items**
  - a. Results of the Audit – AW Reviewed.
    - Unmodified Opinion (highest opinion)
    - Significant Deficiency – Internal controls related to Accounts Payable booking. The way it was being booked by the third party bookkeeping service made it look like the organization owed more money than it actually did.
    - Motion by MK, 2<sup>nd</sup> by SS to bring to the full board. Passed unanimously
5. **Old Business**
6. **New Business**
7. **Other Business – next meeting March 17, 2027**
8. **Motion to Adjourn**
  - a. **Motion made to adjourn at 8:42 by SS. Seconded by MK. Motion passed unanimously.**

These minutes reflect our understanding of the business transacted and the decisions made at this meeting. Please provide corrections or additions to our office within (14) days of the date indicated below. **Note: Items italicized happened after the meeting and are included for clarification purposes.**

Recorded by,

Brian L. Barker, Secretary  
March 18th, 2026