

Niguel Shores Community Association
General Session Agenda
September 11, 2024

ATTENDEES

Mark Russell, President	John Muller, General Manager
Pat O'Brien, 1st Vice President	Karen Decker, Architectural Manager, Recording Secretary
Brian Porter, 2nd Vice President	Robeert Everson, Maintenance Manager
Bob Berkery, CFO	John MacDowell, Corporate Counsel
Rick Palmer, Secretary	

CALL TO ORDER – 6:00 PM

HOMEOWNER FORUM

The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

COMMITTEE REPORTS

Architectural Committee
New Member – Marlene Goldfarb
Finance Committee
New Member – Jim Cobb
Reserve Liquid Investments

CONSENT CALENDAR

The consent calendar groups routine business items and reports that require no discussion or debate into one agenda item. The board can approve or acknowledge receipt of all items listed under the consent calendar that are unanimously agreed to with one vote instead of filing multiple motions. Before the approval of the consent calendar, any director may request an item be removed and moved to discussion items to be discussed separately.

- a. Minutes
August 14, 2024, General Session Minutes
- b. Ratification of fund transfers
- c. Unaudited Financial Report for Period Ending: July 31,
- d. Lien Approval – Pre-Lien Letter Approvals
- e. Committee Meeting Minutes:
Traffic and Safety
Landscape
View Preservation
Architectural
Recreation

GENERAL BUSINESS

2025 Reserve Study Breaker Isle
2025 Reserve Study NSCA
Sea Shore News Ad Fees
Annual Audit and Tax Engagement Letter

Niguel Shores Community Association
General Session Agenda
September 11, 2024

Rock Solid Geotechnical Windjammer Slope
Rock Solid Geotechnical Monitoring of Piezometers and Inclinometers

DISCUSSION ITEMS

Pickleball Tournaments
Request for Red Curb
Charcoal Barbecue Replacement request
Request for Memorial services at Beach Bluff

REPORTS (Review Only)

Architectural Log
Work Order Log
Securitas Rover Log

COMMUNITY CALENDAR

COMMUNITY MAP

ANNOUNCEMENTS

The board's next scheduled meeting will be held on October 6, 2024, Budget Meeting.

ADJOURNMENT