

Niguel Shores Community Association

Executive Session Agenda

March 12, 2025

ATTENDEES

Mark Russell, President Pat O'Brien, 1st Vice President Brian Porter, 2nd Vice President Bob Berkery, CFO Rick Palmer, Secretary	John Muller, General Manager Karen Decker, Architectural Manager, Recording Secretary John MacDowell, Corporate Counsel
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CALL TO ORDER – EXECUTIVE SESSION – 4:00 PM

The purpose of an Executive Session is to discuss legal issues, confer with legal counsel on legal and litigation issues, and consider the formation of third-party contracts, personnel issues, and member disciplinary matters. Note: This session is closed to the membership per Civil Code §4925.

MINUTES

- a. February 12, 2025 – Executive Session

DELINQUENCY

- a. Judicial Foreclosure
- b. Lien Recorded
- c. Collection Matter Closed
- d. Intent to Lien
- e. Intent to Lien
- f. Intent to Lien
- g. Payment Plan Request
- h. Intent to Lien
- i. Request to Meet and Confer
- j. Correspondence

LEGAL

- a. Fiore Monthly Legal Status Report – John McDowell
- b. Legal Expense Breakdown
- c. Reserve Expenditure Policy
- d. Correspondence
- e. Insurance Defense Counsel
- f. Malpractice Attorney

CONTRACTS

- a. Securitas
- b. Enumerate

MEMBER DISCIPLINE (HEARINGS)

- a. Violation Correspondence

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PERSONNEL

DISCUSSION ITEMS

- a. STR Approval Resolution
- b. Request for Legal Information
- c. Request reimbursement from HOA
- d. Committee Evaluation

ADJOURNMENT - 6:00 PM