

Niguel Shores Community Association

Executive Session Agenda

September 9, 2026

ATTENDEES

Marietta Hannigan, President Steve Stewart, 1 st Vice President Craig Bushnell, 2 nd Vice President Steve Rhorer, Secretary Jay Sowell, CFO	Robert Everson, Facilities Manager Matt Northrop, Community Administrator / 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. Approval of Executive Session Minutes:
August 12, 2026
August 20, 2026

DELINQUENCY

- a. Status Report – Assessment Collections
- b. Request to remove late fees

CONTRACTS

- a. Rock Solid
- b. Slope Repair
- c. Community Mapping

LEGAL

- a. Consult with legal counsel regarding pending matters – monthly statues report
- b. IDR Demand
- c. IDR Demand
- d. IDR Demand
- e. Coastal Commission Review of Breaker Isle Slope Replanting Project

PERSONNEL

- a. Approval of the Supplemental Executive Session Minutes:
July 17, 2026
- b. Approval of Special Executive Session Minutes:
August 7, 2026

ADJOURNMENT - 6:00 PM