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Niguel Shores Community Association
Board Community Update – November 2, 2026
For the most up to date information visit: niguelshores.org

Clarification on 2027 Draft Budget Town Hall

We want to clear up any confusion with regard to the posting of the Board Meeting Agenda for Wednesday, November 4th, and the reference to the Town Hall within the Homeowner Forum section of the Agenda.

For clarity, we are doing two things on Wednesday:

1. **Board Meeting starts at 6 p.m.** – This will be a brief Board Meeting to cover a couple items that we want to address rather than wait until the regular November Board Meeting on Thursday, November 19. If there are issues unrelated to the 2027 Budget, homeowners may speak during the Homeowner Forum.
2. **Adjourn Board Meeting at ~ 6:30 p.m.** – We will officially adjourn the Board Meeting after we conclude the Board Meeting agenda.
3. **Town Hall** – We will then commence the 2027 Draft Budget Review as a separate Town Hall session. This is not a work session, but rather a summary level presentation of the 2027 Draft Budget to homeowners, with the Board and Finance Committee any fielding questions you may have. Handouts of the presentation materials will be available to homeowners at the meeting to aid in taking notes and formulating questions.
4. **Final 2027 Budget Presentation & Approval** – Similar to previous years, the Final Budget recommendation will be presented to the Board and agendized for motion/discussion/vote by the Board at the **Thursday, November 19th Board Meeting.**

We hope to see you on Wednesday.

NSCA Board of Directors

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