



**GENERAL SESSION AGENDA
BOARD OF DIRECTORS
NIGUEL SHORES COMMUNITY ASSOCIATION
APRIL 10, 2024**

BOARD OF DIRECTOR MEMBERS PRESENT	Jim Cobb, President Rhonda Dunlevie, 1 st Vice President Mark Russell, 2 nd Vice President John Douglas, CFO Pat O'Brien, Secretary
STAFF PRESENT	Marla Miller, General Manager Karen Decker, Community Association Manager George Cooley, Facility Manager
OTHERS PRESENT	John MacDowell, Corporate Counsel

CALL TO ORDER – 6:00 PM

1. PUBLIC FORUM

2. APPROVAL OF MINUTES

- A. Approval of General Session Meeting Minutes from March 13, 2024

3. RECREATIONAL AMENITY UPDATE

- A. Review/Discuss Monthly Update

4. BOARD DISCUSSION

- A. Review/Discuss 30-Day Trial Use Tennis Court to Pickleball Court Limited Hours/Days
- B. Review/Discuss Tree Plan

5. APPEAL

- 6:15 6883044; Appeal of AC Approval of Remodel – Sidney Bay

6. CONSENT CALENDAR

- A. Approve April 2024 Expense and Transfer (Actual)
- B. Approve View Preservation Committee Two (2) New Members
- C. Approve Lien Filing: APN 672-181-07; APN 672-182-42; APN 672-143-20; APN 672-144-15; APN 672-142-29 and APN 672-222-16 and APN 672-222-18

7. FINANCIAL REPORTS

- A. Accept Unaudited January and February 2024 Financials
- B. Review Check Register, General Ledger (emailed), Legal Analysis and Delinquency Report

- C. Review/Approve Audit Report and Cover Correspondence
- D. Review/Approve Depreciation Policy Update

8. NEW BUSINESS

- A. Review/Approve Harvest Proposal #121714 Tree Removal Mercator Isle
- B. Review/Approve Harvest Proposal #121719 Tree Removal Salvador Bay
- C. Review/Approve Harvest Proposal #121336 Tree Removal Vista D'Onde and Proposal #119530 Concrete Replacement
- D. Review/Approve JCoast Recreation Proposal #3823 Playground Replacement for Toddler Swings, Chains, Clubhouse Roof and Table
- E. Review/Approve 2024 Street Project Engineering Funding and Contract Approval

9. CORRESPONDENCE

- A. Review/Discuss (Bluehill Bay) Request Garage Sale Event Change
- B. Review/Discuss (Ionian Bay) Request for Additional Speed Bump Atlantic
- C. Review/Discuss (Windjammer) Pickleball Comments and Rule Change
- D. Review/Discuss (Windjammer) Pickleball Comments
- E. Review/Discuss (Spinnaker Dr) Lending Library in Lobby

10. MANAGER'S REPORT

11. COMMITTEE MINUTES

Receive and File only

- Architectural Committee: February 20 and March 18, 2024
- Finance Committee: February 26, 2024
- Landscape Committee: February 13, 2024
- Maintenance Committee: January 25, 2024
- View Preservation Committee: January 15, 2024

12. COMMUNITY CALENDAR

- A. April

13. ADJOURNMENT