

PACIFIC BLUFFS CORP 2
Board of Directors Meeting May 2025
Date of Meeting – May 28, 2025
6:30 PM

Members Present: John Peters, George Anderson, Rita McCandless, Michael Puente, Andrew Erickson, Jeff Plourd. Eric Polonsky present by phone.

Members Absent: None

The meeting was called to order by Corp. II President at 6:30 PM.

Homeowners/Residents: Greg Wright

Homeowners' Concerns: None

Motion to Accept March Minutes: Andrew motioned. Eric seconded. Motion passed

Treasurer's Report presented by Rita McCandless: Rita stated the budget categories are confusing. Rita expressed confusion over the budget categories of termite treatment and termite repair. Rita would like to see improved clarity. John stated wood repair come from the reserves; termite treatment comes budget. For more clarity, John referred Rita to Mike Cristofani, our accountant.

Approval Treasurer's Report: Jeff made a motion to accept the treasurer's report. George seconded. Motion passed.

Finance Committee Report presented by Michael Puente: Corp 2 is in need a reserve study. Michael and Rita have reviewed companies to compose a reserve study for Corp 2. There are two finalists: Association Reserves (AR) and McCaffery. Both companies are competent. AR is twice the cost. Michael and Rita were more comfortable with McCaffery's business practices. John made a motion to accept the proposal from McCaffery if our accountant Mike Cristofani reviews and approves the proposal. Rita seconded. Motion passed.

Approval of the Finance Committee Report: Andrew made a motion to accept the Finance Committee report. Jeff seconded. Motion passed

President's Report Presented by John Peters:

- 1) John installed a lockbox on the Balboa Ave gate for access by USPS. The gardener will install a fence at the NorthWest corner of Pacific Bluffs.
- 2) Sewer pipe relining behind building 4 (Mt. Alifan) will begin this summer at a cost of \$15,600. Bill Howe Plumbing will perform the work.
- 3) Building 5 (facing pool) will be re-roofed ***** at a cost of \$61,270.

Approval of the President's Report: George made a motion to accept the President's report. Andrew seconded. Motion passed.

Security Committee presented by Andrew Erickson: Andrew composed a security flyer to be distributed to all Corp 2 residents. Andrew created a PB Corp 2 Group on NextDoor. John shared incidents of trespassing at Corp 2. Several board members shared experiences of neighborhood homelessness. Andrew shared that homeless camps are not allowed within 3 blocks of a school

Approval of the Security Committee Report: John motioned to accept the Security Committee report. George seconded. Motion passed.

Motion to Adjourn: John made a motion to adjourn. George seconded. Motion passed. Meeting adjourned 7:37pm