

MEETING AT CLUBHOUSE

PACIFIC BLUFFS CORP 2

Agenda of The Board of Directors Meeting

Date of Meeting- December 3, 2025

6:30pm

1. Call to order by the President
2. Homeowners Concerns_
3. Acceptance of minutes for **October 22, 2025** meeting.
 4. Treasurer's Report
 5. President's Report
 - a) New Business
 - 1) we had 2 leaks from the rainstorms, repaired by Martin Lynn roofing.
 - 2) Martin Lynn roofing inspected for winter rains all building roofs and sealed cracks. Martin pointed out areas that some roofs have heavy flooding on roofs and desperately need drains.
Urbach roofing took care of one leak and will be doing the drain installation.
 - 3) in December we will be beginning first phase our new board election rules and sending a notice to homeowners for nominations for our April 22,2026 election.
 - b) Old Business
 - 1) yearly budget report was sent and distributed to all homeowners
The Budget Report and Reserve Study can be obtained from the office.
 - 2) tree trimming work on our palms and Mt. Alifan trees completed. There a few small palms and bushes that will extra work.
6. Security Committee Report
7. Finance Committee Report

Adjournment – Next meeting January 28, 2026

