

PACIFIC BLUFFS CORP 2
Board of Directors Meeting
Date of Meeting – October 22, 2025
6:31 PM

Members Present: Michael Puente, John Peters, Andrew Erickson, Jeff Plourd

Members Present: by Phone: George Anderson, Rita McCandless

Members Absent: Eric Polonsky is serving our country overseas.

The meeting was called to order by Corp. II Secretary Michael Puente at 6:31 PM. The order of the agenda was modified to accommodate board members that were unable to attend the entire meeting.

Homeowners/Residents Present: Joy Brychta, Bill Brychta

Proposed New Election Voting Rules: President John Peters stated the new proposed election voting rules were distributed to all members and posted at Condo Communities and PacificBluffs.com. There was a 28-day comment period. 0 comments were received from homeowners. John made a motion to accept the Election Voting Rules. Jeff seconded. Motion passed unanimously.

Finance Committee Report presented by Rita McCandless and Michael Puente: Michael stated that our CPA Mike Cristofani had prepared an operating budget for 2026. John, Michael and Rita met with Mike C. to review the budget in detail. Costs are increasing significantly. Our replacement reserves are significantly underfunded. There may be a special assessment in 2026 but the homeowners must vote to approve or reject. The finance committee proposed an increase of \$90 per month to our monthly maintenance (aka monthly dues, aka monthly assessment). \$91 is the maximum allowed by law that does not require a homeowner vote. If approved, our monthly maintenance would be \$590 per unit beginning January 1 2026.

Motion to Increase Monthly Maintenance for 2026: Jeff made a motion to increase the monthly maintenance for 2026 by \$90 for a total of \$590 per month. Rita seconded the motion. Motion passed unanimously.

Members Leaving the Meeting: George and Jeff were unable to remain at the meeting and exited.

Homeowners' Concerns: Bill Brychta was concerned about the rising monthly assessment and possible special assessment.

Motion to Accept September 2025 Minutes: Andrew motioned. Michael seconded. Motion passed unanimously.

President's Report Presented by John Peters:

- 1) The driveway sealing job was completed, the board thanks Corp. 2 homeowners for their understanding and help.
- 2) Monday Oct.27th Corp. 2 palm trees and 2 trees on Mt. Alifan will be trimmed. Cost approx. \$2,400.
- 3) Sewer pipe maintenance was completed by Affordable Drain. Cost \$675.00
- 4) We are working with our bank (US Bank) to create more efficient ways for homeowners to make their monthly maintenance fees.
- 5) A fence between two units on Balboa needs repair, at this time the bids are \$5,000 and \$2,300.

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

Security Committee Report Presented by Andrew Erikson: Andrew stated the vagrancy problem has improved at Balboa Mesa Shopping Center which impacts Pacific Bluffs. Andrew advised we all keep our eyes open. Report incidents to SDPD to ensure these statistics are recorded so SDPD knows this area needs resources. Homeless camps are not allowed near schools. Call when you see a homeless camp. Police will respond. John stated the north Genesee gate is now open.

Motion to Accept the Security Committee Report: Michael made a motion to accept the security committee report. John seconded. Motion passed unanimously.

Motion to Adjourn: Michael made a motion to adjourn the meeting. Andrew seconded. Motion passed unanimously. Meeting adjourned 7:01PM

**Note: There is no meeting in November 2025.
The November meeting date has been changed to December 3 2025.**

Treasurer's Report for September 2025 was not presented at the October 2025 meeting. Below are the numbers provided by our CPA.

**Pacific Bluffs Corporation II
Treasurer's Report
For the Period Ending 09/30/2025**

Cash Accounts and Total Assets

| | |
|-------------------|-------------------|
| Operating Funds | \$ 52,968 |
| Reserve Funds | \$ 135,296 |
| Total Cash | \$ 188,264 |

| | |
|--------------------------|-------------------|
| Net Receivables | \$ (6,287) |
| Deferred Spectrum Rebate | \$ (7,380) |
| Accrued Expenses | \$ (43,825) |
| Net Assets | \$ 130,772 |