

Non-Quorum Election Ballots Return

PACIFIC BLUFFS CORP 2

Agenda of The Board of Directors Meeting

Date of Meeting- April 22, 2026

6:30pm

1. Call to order by board
2. Homeowners Concerns- at the end of Mike's presentation
3. Acceptance of minutes for **March 25, 2026** meeting.
 4. Treasurer's Report
 5. President's Report
 - a) approval for Jobs
 - c) roofing Building 4 Approval
 - d) president resignation from board
 6. Board Votes to add board member.
 - a) Joy Brychta
 - b) Shanti Rao
 - c) possible additional homeowner to join board
 7. Security Committee Report
 8. Michael Puente
Assessment Update Report

Michael Puente will present the current state of Pacific Bluffs Corp 2 finances. Michael will take questions from Corp 2 homeowners. Michael will discuss the need for a significant special assessment. Michael will make a motion asking the Board to immediately commence a referendum asking the homeowners to approve a special assessment. Michael will make a motion to approve an expenditure to hire a professional election administrator.

M

9. Board fills Board Positions
 - president, vice-president, secretary, treasurer(note: important add board members who will be check signers)

Next Board Meeting May 27, 2026