

PACIFIC BLUFFS CORP 2
Board of Directors Meeting
Date of Meeting – February 25, 2026
6:30 PM

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

Members Absent: None.

The meeting was called to order by Corp. II Secretary Michael Puente at 6:32 PM.

Homeowners/Residents Present: Bill & Joy Brykta, Nikki Davis, Greg Wright, Shanti, Casey Rodriguez, Janine Johnson, Rene Polonsky.

Homeowners' Concerns: Janine Johnson stated she has issues with water intrusion.

Approval of the January 2026 Meeting Minutes: Jeff motioned to accept the previous meeting minutes. Eric seconded. Motion passed unanimously.

Treasurer's Report presented by Rita McCandless:

Treasurer's Report:	January 31, 2026
Operating Cash Account	\$ 59,578
Reserve Fund Bank Account	\$ 109,794
Total Cash	\$ 169,373
Net Receivables	\$ (9,764)
Deferred Spectrum Rebate	\$ (6,287)
Accrued Expenses	\$ (38,287)
Net Assets	\$ 115,085

Under budget(favorable): Water, pest treatment. Total \$5K
Over budget(unfavorable): General maintenance. Total \$2K

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

President's Report presented by Eric Polonsky for John Peters:

1) I received from the recent winter rainstorms 7 calls of water leakage into units. Repairs were made when possible immediately and I will separate the other repairs over the next few months. Drains will be installed in March for the lower roof of 5377 and 5379 for \$3,200.00. Unit 5382 needs works for termite damage, dry rot around their front door \$1,200.00.

2) I have received 2 extra bids for the roofing of building #4, from roofers recommended by homeowners.

3) In March I will be emailing to the board my report on our balcony repairs that need to be completed. This year we also need to reinspect with our contractor the other balconies that were listed in the Balcony Report in 2023. The repairs for the 2 needed to update is approximately \$5,000 from 3 bids I have received.

Approval of the President's Report:

Motion to accept the President's Report: Rita motioned to accept the President's report. George seconded. Motion passes unanimously.

Security Committee Report Presented by Andrew Ericson: Some loud parties were reported. North Coast Patrol is our security service. Some residents have questioned the value received from North Coast Patrol vs. the cost to Corp 2.

Approval of the Security Committee Report: Andrew made a motion to approve the Security Committee report. Jeff seconded. Motion passed unanimously.

Finance Committee Report Presented by Rita McCandless: Rita stated Corp 2 expenses are a moving target. Most years Corp 1 raises their assessment. Both C2 Operating expenses and Reserve expenses increase most every year. Rita addressed the questions of increased HOA Dues and Special Assessment frequency. Rita further reiterated there would be payment options for the Assessment. Rita proposed adopting Reserve Association's suggestion of a reasonable Special Assessment in conjunction with 10% per year HOA dues increases for five years to get us to financial health.

Rita requested the Board establish a dollar amount for the special assessment now (Feb 2026 BOD meeting) per the properly introduced Agenda item. She further cautioned about waiting too long to have Reserve funds coming in.

A long and spirited discussion ensued with all Board members and homeowner attendees participating. Some BOD members and homeowners stated an amount should be set at tonight's meeting so they could make preparations, while other Board members want to wait until the new Board is seated in April 2026.

Rita supported a special assessment of \$7,000. Michael suggested a special assessment of \$8,000 to \$8,500. Jeff said he could support either \$7 or 8K and the rest was lost in cross conversations. Further, some homeowners wanted the Board to establish a payment schedule at tonight's meeting. Options were discussed but there was no decisions made.

Approval of the Finance Committee Report: Jeff made a motion to approve the Finance Committee report. George seconded. Motion passed unanimously

Motion to Approve an \$8,000 Special Assessment per Unit: Rita made a motion to set the special assessment at \$8,000. Jeff seconded. In favor: Rita, John. Opposed: Andrew, George, Michael, Eric. Abstentions: Jeff. Motion failed.

Andrew Ericson had to leave the meeting.

Michael Puente Issues: Michael stated Epsten, the law firm that represents Pacific Bluffs Corp 2, is having an HOA Boot Camp Friday, March 6. Michael proposed the HOA reimburse candidates, board members and subcommittee members for the tuition of up to \$1,000, collectively.

Motion to Approve Up to \$1,000 for HOA Boot Camp Tuition Reimbursement: Michael made a motion to approve up to \$1,000 in total reimbursements. Andrew seconded the motion. In favor: Eric, Michael, George, Andrew, Jeff, John. Opposed: Rita

Michael stated Corp 2 has contracted with a company called Secret Ballot to handle our 2026 election for a total of \$1,300. Michael recommends we hire Secret Ballot to manage our special assessment vote for a total of \$800. Michael stated that HOA election laws can be found in the Sterling-Davis Act, and other guidelines in our Bylaws and our Election Rules. Any homeowner that is opposed to these expenditures can become an expert in HOA elections and save us \$1,300 per year.

Motion to Approve Up an Expenditure of \$800 for Secret Ballot to Administer our Special Assessment Vote:

Michael made a motion to approve an \$800 expenditure to hire Secret Ballot to Administer our Special assessment vote. Jeff seconded. Yes: George, Michael, Eric, Rita, Jeff, John. Motion passes.

Motion to Adjourn: Michael motioned to adjourn. Eric seconded. Motion passed unanimously.

Next Board Meeting Wednesday March 25, 2026