

CERTIFICATE AND REPORT OF INSPECTOR OF ELECTION
Special Meeting of the Membership
Re: Special Assessment

August 13, 2026

Dear Homeowner:

The undersigned, duly appointed to act as Inspector of Election of the 2026 special meeting of members of Pacific Bluffs Management Corporation No. 2, do hereby certify:

The Special Meeting of the Membership was held at 6:30pm on August 13, 2026, via Zoom with an in-person viewing location at Pacific Bluffs Clubhouse: 5326 Mt. Alifan Dr., San Diego, CA 92111. The votes taken at the meeting concerned proposals to approve or disapprove a special assessment of \$6,000.00 per unit to fund necessary repairs to the common area, fund the reserve account, and replenish reserve deficits. The record date for this election (when ballots were sent) was July 13, 2026.

We inspected and verified all documents received, including envelopes, homeowner information, signatures, proxies, and ballots. We found that there was a total of 54 valid ballot envelopes received, achieving the quorum requirement of majority of membership (50% +1 = 42 ballots). The approval requirement is the simple majority of a quorum. Given that 54 ballots were received, the approval threshold for this special assessment is 28.

The total number of votes received for the Special Assessment proposal was:

- **Approval – 47**
- Disapproval – 6
- One (1) valid ballot envelope did not contain a ballot inside. Therefore, the total number of votes received was 53 and does not match the 54 envelopes received.

Therefore, the Special Assessment has been **approved**. Communications regarding the payment schedule and payment process of this special assessment will come from the Board of Directors and/or property management representatives.

We are required to hold all election materials for 365 days from the meeting date, **August 13, 2026**. Any questions can be directed to info@thirdpartyvoting.com or 760-385-8090. Thank you for selecting Third Party Voting for your election service needs.



Noah Jackson - President
Inspector of Election – Third Party Voting
info@thirdpartyvoting.com · 760-385-8090