

PACIFIC BLUFFS CORP 2
Board of Directors Meeting
Date of Meeting – April 22, 2026

Members Present: Eric Polonsky, Jeff Plourd, Andrew Erickson, Michael Puente, Shanti Rao, Joy Brychta, Greg Trieger.

Homeowners/Residents Present: Bill & Joy Brychta, Shanti Rao, Janine Johnson, John & Cathi Ciardi, Casey Rodriguez, Meschelle & Tim Eagerton, Harlon Locke, Olga & Larry Humphrey, Greg Triger, Karen Woods, Steven Frigo, Darla Mckee

The meeting called to order by Eric Polonsky at 7:10pm

New board members welcomed and board positions agreed upon.

NEW BOARD POSITIONS:

President: Erick Polonsky
Vice President: Shanti Rao
Treasurer: Michael Puente
Secretary: Joy Brychta

Special Assessment

Michael Puente Corp 2 Secretary stated we currently have \$130K in replacement reserves. According to our new, flawed reserve study, we should have \$954K at the end of 2026 to be fully funded. Some amounts in the reserve study are over expected costs; some are under expected costs. Michael thinks the \$954K number is low.

Electrical panels are not in the reserve study and are expected to cost an additional \$264K. Michael invited the anonymous person or group behind the recent flyer to come forward and show the homeowners their plan. No one stepped forward. Michael said his plan is imperfect and the data is flawed.

Michelle Hood Corp 3 President spoke to the homeowners about Corp 3's recent \$17K special assessment. Michelle spoke about homeowners in Corp 3 having their insurance canceled because of old electrical panels. For this reason, Corp 3 replaced their electrical panels.

Michael Puente made a motion to approve a Special Assessment of \$8,000 per unit... The motion passed with a vote of 6 in favor... and 1 opposed (Trieger).

Discussion around how to break up the payments was had by board and homeowner's input. It was decided to ask for \$1333.33 from each unit every 6 months starting 9/1/2026
Michael Puente made a motion to approve a payment structure... The motion passed unanimously.

Eric Polonsky made a motion to approve an expenditure of up to \$800 to hire The Secret Ballot company to handle the resident voting for the special assessment. The motion passed with a vote of 5 in favor... and 2 opposed (Erickson, Trieger)."

Adjourn meeting:

Motion to adjourn the April Corp 2 meeting by Eric Polonsky and seconded by Andrew Erickson.

Next Board Meeting May 27, 2026

