

Pacific Bluffs Corp 2
Special Assessment Ballot Special Meeting
August 13, 2026, 6:30pm
Location: Pacific Bluffs Clubhouse,
5326 Mt Alifan Dr, San Diego, CA 92111

1. Call to Order & Attendance

The Special Meeting of the Membership was called to order by Board President Eric Polonsky at 6:44 PM

Board Members Present: Eric Polonsky, Shanti Rao, Michael Puente, Andrew Erickson, Joy Brychta

Board Members Absent: Greg Triege, Jeff Plourd

Homeowners Present: William Brychta, Barbara Windt, John Windt, Rita Loprete, Larry Loprete, Steven Frigo, John & Cathi Ciardi, Darla McKee, Casey Rodriguez

Homeowners Present Via Zoom: Eddy Hamamci, Loraraine Beassington

Others Present: Representatives from **Third Party Voting** (acting as the independent, third-party Inspector of Elections under California Civil Code Section 5110) participated virtually via Zoom. *Note: The Inspector of Elections failed to note the Association's request for on-site attendance, but were present virtually via Zoom to conduct the tabulation.*

2. Tabulation Process & Rules Explanation

The representatives from Third Party Voting explained the governing rules and California statutory procedures (Civil Code Section 5120) for opening, tabulating, and counting ballots for a Special Assessment vote.

The Inspector of Elections confirmed the following parameters:

- **Total Envelopes Received:** 54 ballots were officially received by mail within the prescribed submission window.
- **Quorum & Voting Requirements:** Under Article IV, Section 4.8 of the CC&Rs, a quorum of the membership (minimum 42 units out of 82) was successfully met by the 54 envelopes. A simple majority of the cast votes in favor was required to pass the motion (minimum 28 votes in favor based on a quorum, or a majority of votes cast).

3. Opening of Ballots & Official Election Results

In accordance with Civil Code Section 5120, the Inspector of Elections opened the sealed outer and inner double-envelopes and tabulated the ballots on the live Zoom video feed in the physical presence of the Board and members assembled at the Clubhouse.

Upon completing the physical count, the Inspector of Elections certified the following final results:

- **Total Envelopes Opened:** 54
- **Invalid/Blank Ballots:** 1 (envelope contained only the cover letter with no completed ballot inside).
- **Total Valid Ballots Cast:** 53
- **Votes in Favor ("YES"):** 47
- **Votes Opposed ("NO"):** 6

Determination: With 47 votes in favor exceeding the required majority, the motion to approve the **\$6,000.00 per-unit Special Assessment** was officially **PASSED** by the membership.

4. Adjournment

Following the certification of the vote, President Eric Polonsky formally adjourned the Special Meeting of the Membership at 7:03 PM.

CERTIFICATE OF SECRETARY

I, the undersigned, hereby certify that I am the duly elected and acting Secretary of PACIFIC BLUFFS MANAGEMENT CORPORATION NO. TWO, a California nonprofit mutual benefit corporation, and that the foregoing minutes constitute a true and correct copy of the minutes of the Special Meeting of the Membership held on August 13, 2026.

Signature: _____

Name: Joy Brychta, Board Secretary

Date of Approval: August 26, 2026