PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date: October 28, 2026
Time: 6:30 PM
Location: Pacific Bluffs Clubhouse,
5326 Mt Alifan Dr, San Diego, CA 92111

1. Call to Order by the President

2. President's Opening Remarks

3. Homeowners Concerns *(3-minute limit per speaker)*

4. Consent Calendar & Routine Ratifications

A. Approval of Minutes | Sept 23, 2026 General Session Minutes. |
B. Gutter Repair (5372 Mt. Alifan) | Ratifycompleted repair of detached gutter by Martin Lynn Roofing. | 180.00 (Operating) |
C. Irrigation Valve (4168 Genesee) | Ratify completed solenoid/diaphragm repair by Treebeard Landscape. | $370.00 (Operating) |
D. Palm Trimming Variance | Ratify completed palm pruning by LC Tree Service (2 extra trees). | $1,300.00 (Operating) |
E. Backflow Valve Repair (4160 Genesee)| Ratify completed repairs by Ahlee Backflow (Passed City certification). | $337.20 (Operating) |
F. Irrigation Valve (4146–4160 Genesee)| Ratify completed irrigation repair by Brian's Plumbing. | $80.00 (Operating) |
G. Greenspace Sump Covers | Ratify materials reimbursement to Joy Brychta for sump covers. | $17.34 (Operating) |
H. 5346 Mt. Alifan Dr. Escrow Termite Clearance | Ratify Pest Guard's supplemental subterranean termite treatment and structural carpentry contract ($5920.00) to secure real estate escrow clearance.

5. Treasurer's Report *(Presented by Michael Puente)*

A. Monthly Financial Statements:** Review and acceptance of September 30, 2026 balance sheet and income/expense statements under **Cal. Civ. Code § 5500**.
B. Reconciled Balances:* Operating ($51,275), Reserves ($301,882), Total Cash ($353,157), Net Assets ($320,131).
C. 2027 Budget & SCT Reserve Study:** Workshop review of proposed budget and final SCT Level 2 Study
D. Epsten 2027 Billing Rate Schedule:** Brief informational review of incoming attorney billing rate adjustments for the 2027 fiscal year.
E. **Operating Contract Review**: Directives to initiate competitive bidding and RFPs for major operating expense contracts to optimize 2027 fiscal efficiency:

- EDCO: Waste disposal, recycling, and organic composting services.
- Spectrum: Bulk cable television and community internet infrastructure.
- Treebeard: Property-wide landscape maintenance contract.
- Epsten 2027 Billing Rate Schedule:** Brief informational review of incoming attorney billing rate adjustments for the 2027 fiscal year.

F. **Proposed Action (Vote):** Formal Board vote to accept the monthly financial reconciliations in compliance with California Civil Code § 5500.

6. Committee Reports & Alignment

A. **Rules & CC&R Review Committee (Board Liaison: Shanti Rao)**

B. **Finance Committee (Board Liaison: Michael Puente)**

C. **Maintenance & Landscape Committee (Board Liaison: Joy Brychta)**

D. **Security Committee (Board Liaison: Andrew Erickson)**

7. Old Business (Items Tabled or Carried Over)

A. 5352 Mt. Alifan Dr. Patio Plumbing Claims & Recoupment (Vote): $293.00 cold water plumbing claim and $281.00 hot water pipe repair

B. 5366 Mt. Alifan Dr. Reconstruction Contract Award (Vote): Board vote to execute split-trade or singular contract Not to Exceed $63,000
C. Online Visitor Parking Portal: hybrid parking pass model.
D. Discussion/Action: Property Insurance Deductible Restructuring (State Farm Quotes) Deliberation and formal vote on State Farm commercial property deductible options ($10,000, $25,000, or $50,000 deductibles), to balance premium savings against operating reserve liability.

8. New Business

A. 4110 Genesee Ave Entry Door Replacement (Vote): Board vote to approve the complete replacement of the front entry double doors and frame with a Not-to-Exceed (NTE) cap of $5,500.00, funded from the Reserves replacement account
B. Architectural Change Requests (Votes):
- 5366 Mt. Alifan Dr:* Request to install a front storm door.
- 5358 Mt. Alifan Dr:* Request to install rooftop solar panels
- 5354 Mt. Alifan Dr:* Request to install rooftop solar panels

C. Nexus Smart Communities Management Proposal:** Review of monthly ($1,660.00) and quarterly-virtual property management options.
D. Consideration of tree trimming vs. tree removal common area adjacent to 5364 Mt. Alifan Dr. with a Not-to-Exceed (NTE) cap of $2,200. (Vote)

9. Adjournment to Executive Session (if needed)