

**ADOBE BRIDGE CLUB**  
**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**APRIL 26, 2024**

President Pam Krisak called the meeting to order at 9:02 via Zoom. David Pearlman served as Secretary.

Directors Pam Krisak, Ram Sundaresan, Barry Abrahams, David Pearlman, Cayce Blanchard, Pat Klein, and John Farbarik attended. Directors Penny Storry and Debbie Keller did not attend.

**Minutes**

President Krisak noted that draft minutes of the meeting of April 12 had been circulated before the meeting. Upon motion duly made and seconded, the minutes were approved unanimously.

**Real Estate Issues, Including Painting and Deferred Maintenance**

President Krisak noted that the purpose of the meeting was to discuss the interrelated issues of painting the Main Building and/or Casita, deferred maintenance issues, and the club's plan for the Main Building and Casita going forward.

John Farbarik noted that such issues should be part of the larger context of the club's strategic plan, which is still in process. President Krisak agreed. She also reconstituted the Strategic Planning Committee that had been formed in December, as follows:

Chair: Cayce Blanchard

Members: John Farbarik, Kathy Mitton, Barry Abrahams, and Debbie Keller.

John Farbarik reported that he had obtained three quotes for painting the facilities and requested that he be given authority to spend up to \$20,000 to paint the main hall, the casita, and the fences. He noted that the scope of the work would depend on the status of any real estate negotiations for the sale and/or lease of the casita during the coming weeks. Upon motion duly made and seconded, the requested authority was granted unanimously.

John reported that he had been in contact with ten realtors concerning the value of the casita should the club decide to sell it. Three realtors gave estimated values, the lowest of which was \$235,000, a figure that was higher than he expected.

John also reported that Himaya, the club's next door neighbor, was interested in using the casita, and that a lease or lease/purchase agreement with them seemed to be a viable option. He requested that the Board authorize him to hold preliminary discussions with

Himaya, and the Board did so unanimously. President Krisak suggested that a second board member be present at such meetings, and David Pearlman volunteered and was accepted.

John noted that there was damage from wood rot to both the main hall (back and side doors) and the casita (front door). He requested authorization from the board to spend up to \$2,500 for remediation, which might include repairs and/or the addition of an awning over the back door to the main hall. Upon motion duly made and seconded the authorization was granted unanimously.

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned at 10:08 a.m.

---

David J. Pearlman  
Secretary