



*Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009*
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MINUTES OF PALA BOARD OF DIRECTORS MEETING
JUNE 14, 2023 (WEDNESDAY) AT 9:00AM TO 6:00PM IN THE CLUBHOUSE OFFICE

I. CALL TO ORDER

Welcome all the newly elected board and committee members. Board President Rommel called the meeting to order at 9:09 am

II. ROLL CALL OF OFFICERS at 9:10 am.

IN ATTENDANCE:

ROMMEL BUNDALIAN - PRESIDENT
MARIA PAMINTUAN - VICE PRESIDENT
ROSELLE BRECKENRIDGE - TREASURER
EMELITA ESPANOL - SECRETARY
ASUNSION NOCUM - AUDITOR

ABSENT:

MARYBEL HAMMER - BOARD MEMBER
RODRIGO CRUZ - BOARD MEMBER

OTHERS IN ATTENDANCE:

Office admin secretary: Je-Ann Matias
Office admin staff: Mae Valorozo
Brian Craven - Resident
Kenneth McCown - Resident
Bill and Leila Wall - Resident

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Once the presence of a quorum was confirmed, the board's first matter of business was to address the motion from Pres Rommel to approve the minutes of the Annual General Meeting (AGM) from May 27, 2023. The motion was seconded by Maria Pamintuan and the motion passed unanimously by the present board members.

IV. PALA FINANCIAL INFORMATION

Treasurer Roselle noted that she is still assessing the current financial situation with regards to existing funds, remittances and expenses. Her initial assessment is that the financial situation is bleak, and that the subdivision will run out of funds if we do not

increase collections and decrease the expenses. She noted that one of the bigger expenses for the subdivision is the garbage collection contract signed by the former board.

V. TRASH AND GARBAGE

The new board has already been in touch with Barangay Amsic to inquire if they can resume collection of our subdivision garbage. With the acquisition of two new trucks the barangay personnel assured us that they can resume collection of our garbage immediately. A new agreement was signed resulting in savings of P50,000/month with pickup days designated on Tuesdays and Fridays. The effective date of the agreement is Jun 15, 2023. Homeowners to be advised of the new schedule via email.

VI. SUBDIVISION CONCERN

Next, the new board was informed of numerous complaints from residents with regards to the large number of cats and rats found in the subdivision. Several of the residents commented that the cat problem is likely due to certain individuals in the subdivision putting out food which would certainly attract more cats, rats and even snakes. At least three snakes have been captured already.

Board members agreed that this is an urgent issue that must be addressed. Our bylaws dictate that stray animals should be captured. Discussions to be held with the Barangay and we will request their assistance to address this ongoing major concern.

VII. SECURITY AND STREET CONCERNS

a. The issue of speeding in the subdivision was introduced. It's obvious that certain residents and visitors do not adhere to our 20 kph maximum speed limit. Although many residents do not like speed bumps, the board agreed to consider installation of additional speed bumps at select locations provided they are properly constructed speed bumps and will not present an eyesore to the subdivision.

b. The board addressed the need to improve the subdivision security. Suggestions made included the hiring of a new security guard agency, changing the gate entry procedures, installing additional CCTV and using roving guards at night. It was noted that especially at night, most vehicles can enter the subdivision without the guards even conducting any type of vehicle inspection. At a minimum, for unregistered vehicles, the guards should require the driver to open his/her window before allowing access.

c. Another concern introduced at the meeting is the increasing number of vehicles being parked on the subdivision streets even though the residents have carports and garages. Obviously, these vehicles block two-way road access to our streets and create a hazard to passing vehicles, especially on the narrower subdivision streets. The board agreed to consider actions to stop the residents from using the street as their parking spots.

VIII. CLUBHOUSE COMPLAINTS

A concern of homeowners in the vicinity of the clubhouse was brought up next. The board has received a few complaints with regards to the loudness of the music/sounds coming from the ZUMBA from around 8:00 AM onward. The board agreed to speak with the representatives of the various Zumba classes and request that classes start no earlier than 9:00 AM and the volume of the music be reduced to a reasonable sound level.

IX. HOMEOWNERS RESPONSIBILITIES

The board noted that within the subdivision, there are 57 houses currently being rented. However, responsibility for the payment of the association dues rests with the homeowner. The homeowner, via rental agreement, may stipulate that the association dues are to be paid by the renter, but this does not dismiss the homeowner from paying the dues himself or herself should the renter fail to make the payment. With regards to voting rights, the homeowner may delegate those rights to the renter, in which case, the PALA office must be notified in writing.

X. PALA COMMITTEE SETUP

The board decided to create the following five (5) committees and to recruit volunteers:

- Grievance, Peace and Order Committee
- Construction Committee
- Maintenance Committee
- Financial Committee
- Social Committee

XI. LEGAL REPRESENTATION

The last item of business tackled was the need for a new legal firm to be retained. It was agreed that the contract for the legal firm used by the previous board would no longer be retained. Board members were encouraged to make recommendations.

Next Committee Meeting: Grievance, Peace and Order Committee

Date and Time: Jun 22, 2023 @ 09:00 AM

Location: Pulu Amsic Clubhouse.

EMELITA ESPANOL - SECRETARY