



*Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009*
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PALA Board of Directors Minutes of Monthly Meeting **Date: October 4, 2023, 9 am to 12 am.**

Minutes of the Board of Directors meeting of the Pulu Amsic Lot-Owners Association (PALA), held at the *Pulu Amsic Clubhouse, 2nd Floor Conference Room, in Pulu Amsic Subdivision, Angeles City, Pampanga 2009* Date: October 4, 2023. Time : 2:00PM

I. CALL TO ORDER -by President Rommel

Introduction welcome all the board and committee members and introduce itself.

II. IN ROLL CALL OF OFFICERS: Time 9:05am

Board member present are as follow

Rommel Bundalian	- President
Mary Pamintuan	- Vice President
Roselle Breckenridge	- Treasurer
Emelita Espanol	- Secretary
Asuncion Nucom	- Auditor

ABSENT:

Marybel Hammer	- Member
Rodrigo Cruz	- Member

Others in Attendance:

Je-Ann Matias	Admin Secretary
Brian Craven	Village Captain & Committee
Guy Breckenridge	Finance Committee
Ken Mc Cown	GPO, Grievance and Peace In Order Committee
Bill Wall	Maintenance Committee
Michael Borchardt	Construction and Pool Committee

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 Treasurer Roselle to approve the minutes of last month board meeting , 2023. The motion was seconded by President Romme and the motion passed unanimously by the present board members.

IV. PRESENTATION REPORTS:

IV.a) Treasurer Roselle Report :

September 2023 Cash Flow Statement is included at the end of the minutes.

Finances are is still tight and are improving but we also have many long over due expenses to replace broke equipment both in maintenance and pool area.

Board and financial committee are looking for increasing dues compliance, with measures if homeowners are not up to date on due. A new bank account will be setup for construction bonds only. This will give a better idea of what is solely operational funds and solely bond funds.

IV.b) Village Captain

Additional security measures for main entry gate was begun on September 18, 2023. The security measures did have few problems that needed to resolved. For the most part it was a success.

Additional security measures will be implemented over the next few months to ensure better security and safety in our subdivision.

PALA residents will be able to get a Subdivision ID card with a unique control number for entry into the subdivision. Likewise, the Subdivision ID shall be mandatory for members use of the amenities or facilities. Cost for each Subdivision I.D., Resident or Non-resident is P 200. As a reminder homeowners employee's like housekeepers will be required to have I.D. card for entry and exit from the subdivision, this will be their proof of employment. The system is on time for implementation. Currently the Database is being processed and residents should be able to start to get their cards the beginning December 2023.

Plans are underway for a project called "ADOPT A SPEED BUMP". With the limited funds currently available to implement the needed additional speed bumps. Speed bumps are required because some residents don't follow the 20 kph speed limit, thereby endangered the safety of our children and pedestrians.

In the subdivision Newsletter we will provide additional information on the fast approaching changes to our trash pickup mandated by local government. As soon as we receive more government information we will pass it onto everyone. It's extremely important to get ahead of these upcoming change, with regards to the way trash will be collected and processed.

The new 2024 vehicle stickers have been approved. They will be non descriptive (no subdivision name), much lower cost, small but more colorful. Also the must be placed in the correct location on the windshield or they will be VOID and you must purchase new ones

IV.c) MAINTENANCE REPORT: Mr. Bill Wall

Replacement lawn equipment , proper PPE for maintenance team , cleaned and storage areas has been started. Maintenance crews learned the proper care of the new equipment equipment and fuel storage areas. Maintenance crew were able to quickly caught up with the subdivisions appearance after equipment issues.

Trash clean up was ongoing on vacate lots the some residents have been using as a dumping ground.

Maintenance has been trimming Palm trees that have been interfering with all phone, wifi and cable lines complete and needs to schedule with AEC to trim the trees within the power lines. Tree removals will be ongoing that damage easements and perimeter walls throughout the subdivision.

The street light replacement is awaiting additional bulb stock to be sourced and Identified multiple bulb socket and pole switches which must be replaced.

Clubhouse pile removal, of approximately 80 cubic meters of waste will be addressed in two ways. First purchase a chipper and shredded. Second the removal by truck load, this is expensive at approximately 5,000 php per truck load. Current estimate of 35 to 40 loads to clear the area. Boulevard and subdivision concrete repair will be taking place soon, please be careful around these repairs.

IV.d) CONSTRUCTION REVIEW COMMITTEE:

Currently there are 4 home unconstructed within our subdivision, with additional 2 home construction site that have been stopped.

UPCOMING ANGELES CITY GOVERNMENT AND AMSIC BARANGAY LEGISLATION

Will required to segregate the PALA trash into separate marked containers, enclosed in sealed trash bags based on these two types of trash categories. with fitted lids that animals cannot remove to fully contain your trash inside, no trash bags are allowed outside of the cans. The Biodegradable

(blue) and Non Biodegradable (Green) , the homeowner and renters have a minimum of 2 properly sized labeled or color-coded containers .

Concern about the Construction:

Construction site need the list the workers and the construction approval for the workers , with a building permit . The processing for approval was from the office and need to get the permit before to develop or building. Approval's from the BOD, Construction and Maintenance committees before building starts. This includes homeowner renovations.

IV.e) Pool Committee

REPORT BY MICHAEL BORCHARDT time : 10:30am

Motion to the board we need new filters for the pool and the old one been damages for over a year. Requesting the board look into replacing them with the better sand filters. Board will get bids on this project before moving forward.

V. OLD BUSINESS TOPIC :

Installation of solar streetlight PHASE ONE , We have two (2) option the 100 watt or 300 watt. A test will be done to see the best wattage to be used.

HOA Software Development and implementation is moving forward. Personal data and contacts info update will be required at logon, watch for details.

Regarding about the Monkeys - All 3 monkeys have been removed from the subdivision. A special thanks to the landlord of this property for going out of their way to resolve this issue.

VI. NEW BUSINESS TOPIC :

What action is the board willing to do about non-payment of dues?

For charge interest and late fees. Motion passed unanimously by the present board members.

I.D CARD PRINTER FOR 2024 PLAN (3 TEMPLATES DESIGN) - One for resident / renter, househelper and worker and PALA Employees.

Open Forum for Walk in Members (None)

Time : Meeting Ended at 12:00 pm

The Next board meeting schedule for November 1, 2023 at 09:00 AM

**Emelita J. Espanol (Emily)
Corporate Secretary**