



*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: December 5, 2023

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: December 5, 2023. Time: 9:00am

I. CALL TO ORDER: Introduction and welcome all the board and committee members by Captain Brian Craven, Village Manager

II. ROLL CALL OF OFFICERS: At the time 9:26AM. Secretary took board attendance as follows:

• Rommel Bundalian	President	Absent
• Mary Pamintuan	Vice President	Present
• Roselle Breckenridge	Treasurer	Present
• Emelita Espanol	Secretary	Present
• Asuncion Nucom	Auditor	Present
• Marybel Hammer	Member	Present

Others in Attendance:

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

Other Walk-In Attendance:

- Hal Klein
- Sam Barone

III. QUORUM: The board chair declares a quorum is present. Official business may be conducted.

IV. APPROVAL OF MINUTES: The Village Manager calls for a vote to approve the prior meeting's minutes. Treasurer motions to approve and is seconded by the Vice President. All present board members approve.

V. FINANCIAL REPORT: The Treasurer presents the financial report for November 2023 and highlights the following expenditures:

- Security salaries – Salaries are still the biggest regular expense.
- Swimming pool – Sand filter purchase amounting to P191,000 this month. One-time expense.
- Garbage collection - Previously P40,000/mo. We will negotiate a new contract to new barangay Captain.

VI. COMMITTEE REPORTS: Chairs report on committee's work.

- Maintenance Committee - Mr. Bill Wall
 - The new construction checklist
 - Construction permits to be approval by PALA Construction Committee.
 - Installed Christmas decorations at the entrance gate.
 - Installed Christmas lights at the Clubhouse.
 - Need to address the planting of gardens in the vacant lots. It's not permitted without the approval of the lot owner.
 - Need to warn some homeowners to properly store and dispose of their garbage.
 - Tree cutting and trimming operation is still ongoing in the vacant lots.
 - Purchase of chipper/shredder – still canvassing suppliers
 - Repaired concrete on boulevard entrance and repaired the hole at Zeppelin Street.
 - Repaired three sidewalks and two street signs.
 - Repaired water leaks at the main gate CR.
 - Request a gas-powered blower and additional weed eater brush cutter.

VII. OLD BUSINESS:

- A. Swimming pool items
 - a. Sand filters installed.
 - b. Pool attendant schedules modified to remove overtime costs.
 - c. Open hours 8:00AM to 11:00PM for cleaning the pool and pool area.
- B. Adopt a speed bump program.
 - a. Four speed bumps have been procured so far and installed 3 in phase two, one in phase one.
- C. PALA Homeowner Complaint Summary
 - a. Complaints received about residents on Biliran Street. The residents continue to host large gatherings with many vehicles and people who are urinating in public and trashing the streets.
 - b. Complaints about house on Sacobia Street too. These residents are using empty lots as a dump site for their home remodeling.
 - c. Complaint about house on Kanlaon that has had goats and chickens on site.
 - d. Complaint about house on Kanlaon street. Construction workers are residing on property in violation of PALA bylaws.
 - e. Kanlaon Street has had roughly 40 cars parked on it for the past several days blocking access to the road. Residents need to park their vehicles in their carports and garages.
- D. HOA software: Final updates are still being completed. Rollout should be completed by December. The plan is to use the software to automatically send out invoices for the month of January 3, 2024.
- E. Subdivision I.D. Program: Beta testing at the end of December. Expect to be able to start issuing IDs to residents by January 3, 2024.
- F. 2024 STICKERS: Sticker design was approved, and stickers have been printed.
 - a. Deployment will begin on January 3, 2024. Stickers must be properly placed on the windshield in the upper corner of the driver's side front window otherwise they will be considered void.
 - b. A tarpaulin will be made and displayed at the front subdivision entrance.
 - c. Residents will have until 31 January to get the new stickers.
- G. Cat situation: Feral cats continue to infest the subdivision with some residents illegally feeding them outside their own properties. Communication in progress with the city vet. Maintenance personnel have been instructed to collect any food illegally placed on common areas. Any person found placing food on common grounds should be fined in accordance with PALA bylaws.
- H. Lack of proper trash containers is an ongoing problem which must be addressed. Some residents are using bags, boxes and other containers without lids to stage trash outdoors. This is a nuisance to the community, and it makes garbage collection extremely difficult.
- I. Solar Streetlight: Installation of solar streetlights continues. Delivery of 20 additional lights. Installation will be started right after Christmas holiday.
- J. Clubhouse internet connection upgrade: Complete.

VIII. NEW BUSINESS:

- A. 2024 Budget Plan: Discussed and approved. Copy of the budget will be emailed out to residents.
- B. Ownership/control of subdivision common areas: Two demand letters already sent. Need to set up a meeting with developer or request assistance from DSHUD.
- C. Violations of single-family home rule: Within the subdivision, several properties are in violation of the one family/one house rule. Board to consult with attorney for action plan.
- D. Swimming pool area theft: It was reported that someone has removed 4 rechargeable batteries from the pool area lights. Board to consider adding more CCTV cameras to monitor the area.
- E. Clarification of Clubhouse rental: Rental of the clubhouse was P2,500. Need to update bylaws with regards to what renters may bring to the clubhouse and add fees for renters who bring many electrical devices.

IX. WALK INS:

- A. Mr. Barone voiced a complaint regarding the vehicles parking in-front of his house. The Village Manager follow-up and continue to monitor this property.

X. ADJOURNMENT: The meeting adjourned at 11:28AM. No further discussions.

Our next Board meeting schedule second week of January 10, 2023,
Wednesday at 9:00AM, in place of clubhouse.

Emelita J. Espanol (Emily)

Corporate Secretary
December 5, 2023