



Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
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PALA Board of Directors Meeting Minutes of February 7, 2024

Minutes of the PALA Board of Directors meeting held at the Pulu Amsic Clubhouse, 2nd Floor Conference Room, in Pulu Amsic Subdivision, Angeles City on February 7, 2024 at 9:00am

- I. **Call to Order** - The meeting is called to order at 9:17am and presided over by Board President Rommel Bundalian.
- II. **ROLL CALL OF OFFICERS:** Attendance was taken at 9:20am. The following individuals were present.

Board members:

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

Others in Attendance:

- Je-Ann Matias Admin Secretary
- Brian Craven Village Captain & Grievance Committee
- Guy Breckenridge Finance Committee
- Kenneth W. McCown Peace In Order Committee
- Bill Wall Maintenance Committee
- Michael Borchardt Construction and Pool Committee
- Dr. Ruth Castro Chairman of Election Committee

Other Members, Walk In:

- Bob Cass
- Lizel Lames
- Nina Miniore
- Norman Bernara
- William Castaneda
- Kap Genom Costats
- Ralph Lavrennee Quito

- III. **QUORUM:** - A quorum was present.
- IV. **APPROVAL OF THE PRIOR MINUTES:** - The PALA President called for a vote to approve the prior meeting's minutes. The motion was seconded by Treasurer Roselle and all others in attendance nodded approved.
- V. **FINANCIAL REPORT** - Treasurer Roselle distributed the financial report/cash flow statement for January 2024 and summarized the overall result showing a net surplus for the month of P2,074,048.48. The detailed financial report is attached after these minutes.
- VI. **COMMITTEE REPORTS:** Bill Wall and Michael Borchardt provided the following updates and concerns:
BILL WALL REPORT
 - a. Boulevard speed bumps repainting - complete.
 - b. New line painting and solar road reflectors planned for installation at the main gate.

- c. Block 1 Lot 1 tree issue from common area land was resolved to the satisfaction of both homeowners and PALA.
- d. Clean-up of empty lots and removal of debris continues. Illegal use of vacant lots and their clean up consumes most of the maintenance manpower.
- e. Dumping of debris by gardeners and homeowners near the playground continues. Need signage, cameras or other action to stop this abuse.
- f. Chipper-Shredder was delivered, and is being used to shred palm leaves, branches, etc thus eliminating the unsightly pile of debris that encroached on the playground for the past three years. At a cost of 120,000 pesos, it appears to be money well spent.
- g. Trash on sidewalk and streets are slowly being addressed. Need ways to force the compliance of the residents to properly store and discard their garbage.
- h. Parking in empty lots continues to be a problem. This illegal parking is trespassing if no written permission from the owner is filed with the PALA office. Monitoring and issuance of warnings to continue.

MICHAEL BORCHARDT REPORT

- a. For the protection of the Board, Michael emphasized the need to have waivers signed by the residents, especially those whose children are using the pool area.
- b. Pools rules should be posted on a signboard next to the entrance gates and the rules need to be enforced.
- c. Pool cleaning should be conducted from 8:00 AM to 11:00 AM and PALA pool maintenance should monitor the area from 2:00 PM to 7:00 PM.

VII. OLD BUSINESS By: Village Captain

- a. Chipper/Shredder already purchased and in use. Issue is closed.
- b. HOA software. Ralph Lawrence provided a demo of the new software and the process to log on and off. He also proceeded to set up some of the email accounts for the officers. The goal is to try to have the website ready to 'go live' for resident use by the end of the month of February.
 - i. Additional HOA software information info:
 - Each board member will have their own official PALA officer email address.
 - The software is being updated to provide for online voting for those unable to attend the AGM or other special meetings.
 - PALA website rollout is expected by the first week of March. The website address is: ***puluamsic.com***
- c. Solar streetlight installation. Twenty solar streetlights have been installed and the budget for the next 20 has been approved. The board is pushing for additional lights to be installed as soon as possible.
- d. Cat situation: Cats continue to plague the subdivision with unauthorized feedings in common areas. Legal advice to be sought when a new PALA attorney is retained.
- e. Dilapidated speed bump just after the main gate has been removed and the new speed bump has been installed.

VIII. NEW BUSINESS AND UPDATES By: Village Captain

- a. Request to open the new BDO bank account for only construction bonds. The board agreed and will draft the secretary certificate and visit the bank this week.
- b. PALA board must develop a plan to deal with non-single-family homes with are in violation of the bylaws. Board to consult with an attorney for advice.
- c. The Maintenance Committee requests locking gates for the following buildings. The board agreed. Need to get quotations for these works.
 - Clubhouse Tower
 - Clubhouse kitchen
 - Phase One gate house
 - Phase Two gate house
- d. Monthly collections have been rising and collections this month were very good. Admin will now focus on contacting and demanding payment from the long-time non-payers.
- e. Transition to new security guard service on track for end of February. A new procedure that requires the main gate security guards to call residents before allowing visitor entry to be implemented in mid-March. If the resident cannot be contacted at their phone number

on file, the visitor will be denied entry. New-Visual Security Service was somewhat surprised by the termination of their contract even though the 30-day notice period was complied with.

- f. 'Adopt a speed bump' program still underway. So far 4 speed bumps purchased with total donations to date of P24,000.
- g. Fund raising for the proposed playground has also kicked off. The Board is hoping to raise P250,000. To date, P100,000 has been pledged.
- h. Swimming pool underwater lights: It has been noted that the swimming pool is in dire need of new lights. We received a quotation (P44,000) for 6 pcs of white lights, but we may actually need 8 pcs. Need new quotation. Need to verify if the lights are really 12V and consideration should be given to LED multi-color lights.

IX. ACTION ITEMS:

- a. PALA board must retain an attorney as soon as possible. Priority issues to address include:
 - Advice and notary service for filing of Philippine Government Agencies documents.
 - Advice on dealing with homeowners violating by-laws, construction rules or failing to pay dues.
 - Advice on how to address official turnover of common areas, facilities, etc to PALA as required in the Deed of Restrictions.
- b. Admin is requesting our accountant to apply for electronic A.R in order to reduce need to manually fill out triple receipts. This PALA board likes the idea but must research the impact of implementing this automated system and how it may affect or generate obligations to the BIR.

X. OPEN FORUM:

- Several residents voiced their concerns with regards to garbage being left near the playground and other complained about pet owners not collecting the waste being left behind by their pets.
- The Board also noted complaints about motorbikes speeding inside the subdivision and basketball games being played on the main road.

XI. BARANGAY AMSIC: Captain Gerom Costales & Secretary William Castanida

The Board was introduced to our new barangay captain and his secretary. The board was able to relay its concerns with regards to the following:

- **Garbage collection:** It was confirmed that the schedule is every Tuesday and Friday from 8AM to 6PM - All phases. Captain Gerom agreed to notify the PALA office anytime there is a delay in the collection (i.e. broken truck, holiday, etc) so we can notify the homeowners. He also agreed to provide the phone numbers of the two truck drivers.
- **Tree Trimming:** There was also a discussion with regards to the barangay trees overhanging our perimeter walls and some residential houses, as well as stones being thrown by kids in landing within our subdivision. The new captain agreed to work with us to cut back the trees and address all other subdivision/barangay concerns.

XII. ADJOURNMENT – Without objection, the board meeting adjourned at 12:56pm

Our next Board meeting is scheduled for Wednesday March 5, 2024,
at 9:00am, at the PALA clubhouse.

Emelita J. Espanol (Emily)

PALA-Corporate Secretary