



Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
E-Mail Address;office@puluamsic.com **Cell Phone: 0917-923-8604**

July 3, 2024-11AM

Board of Directors Minutes of Monthly Meeting

1. **CALL TO ORDER;** The meeting is called to order at **11:10 AM.**
Introduction and welcome all board and committee members by
President Rommel Bundalian.
2. **ROLL CALL OF ALL IN ATTENDANCE**

Board Members

- Rommel Bundalian President
- Emelita Espanol Vice President
- Laila Wall Corporate Secretary
- Liezl Lames Treasurer
- Asuncion Nucom Auditor

Committee Members

- Brian Craven Village Captain
- Bill Wall Construction and Maintenance Chairman
- Guy Breckenridge Finance Chairman
- Ken McCown Peace and Order Chairman

Others in Attendance

- JeAnn Matias Subdivision Administrative Secretary
- Mary Pamintuan Outgoing Vice President
- Roselle Breckenridge Outgoing Treasurer

3. **QUORUM:** A quorum was confirmed

4. **Approval of Minutes:** The PALA President called for a vote to approve the Minutes of the Meeting from June 2024. The motion was seconded by the Vice President and all other members voted to approve.

5. **Financial Report:** Outgoing Treasurer delivered the financial report and cash flow statement for June 2024. Line-item cost details are provided in the attached report. Highlighted totals are as follows;

- Total collections are 942,007 PHP.
- Total Expenses are 739,150.06 PHP
- Net surplus for the month is 202,856.94 PHP
- Ending actual bank balance is 7,107,584.13 PHP.
- Construction bond withholding is 1,104,590.49 PHP

6. **Committee Reports**

Construction and Maintenance Report by Bill Wall

Construction, Repairs, Remodeling and Compliance

- By Laws require clear language adjustment
 - No accounting for differences in grade of the land
 - Curb height is only referenced benchmark
 - Remodeling bond references outdoor spaces, additional expansion of 20M2
 - Lack of definition of "Major" for indoor work, too subjective, lacks clarity
- Block 15A, Lot 7 -New Home Construction
 - Adjudication of perimeter wall height issue
 - Wall heights meet 2-meter-high requirement when measured from the curb height
 - Walls on the adjoining properties have several height variances

- Block 7, Lot 2
 - Interior work only
 - Floor tiles
 - Certain plumbing fixtures minimize
 - All tile removal will be completed first to reduce noise duration
- Block 7, Lot 9
 - Measured wall height from curb
 - Average between 2.58 and 2.59 meters

Maintenance Update

- Completed and Ongoing Items
 - Solar Light Installation
 - Installed 16 new lights replacing broken electric lights
 - Additional 34 light installations will highlight the dark areas
 - Fabrication of new light poles required, approx 24
 - One month of barracks water usage is 64 m3
 - New barracks water line installation reduced flow to the pool showers
 - Will correct this with pressure tank
 - Solar lights at pool still an issue
 - Have tried 4 different 12-volt batteries, all not successful
 - Last chance would be 24-volt battery
 - Replacement with 4 new ones from street light stock
 - Equipment Repairs
 - Rear and Front Tractor Tires continue to require repair and 2nd hand replacements
 - Trimming and Cutting
 - One Additional weed eater and 2 blowers required
 - One less employee and speed of grass growth
 - Requested funds to purchase, was asked to send a e-mail request to the board members

- Relocation of boulevard homeless man
 - With the assistance of Barangay Malibanias Tanod
- New maintenance area
 - Budget
 - Who will execute
- Update to conversations with Miss Narciso-Josefiville
 - Leftover construction material still not removed from previous damage
- Partnership between Plantation Hills, Fairway and us regarding additional boulevard lighting has not progressed as of yet. Other BOD's discussing
 - Plantation Hills designed lighting plan was reviewed and I provided feedback
 - Lighting coverage area
 - Approximate monthly costs
 - Any additional electricity usage along with the current bill which we pay would have to be shared and paid by all

Village Captain and Grievance Report by Brian Craven

- Continue to advertise PALA website is available to be used by homeowners
- Standard demand letters #1 and #2 to collect payment of past due homeowners is complete
- How is the board going to deal with non-single-family homes. One complex is being used for a company apprentice housing which rotates approximately every 6 months.
- Correct Documents are being submitted to the DHSUD. Waiting on by-law approval and registering by the DHSUD before the implementation of fines, penalties and interest.
- Gates are installed for the clubhouse lower-level kitchen area as well as the tower access.
- Playground construction is ongoing. Basketball court completion along with the installation of new playground equipment is prioritized.

- Installing new grass in dirt areas as required
- Lighting system equipment and design is underway.
- Additional upgrades to the court such as volleyball and badminton boundaries will be installed in the near future
- Pool area improvements and repairs ongoing
- Speed bump issue on boulevard due to damage and poor installation. Vote was taken to remove it, approximately 8K cost.
- New main gate design, cost and timeline discussions proctored.
- Board resolution 2-24-002 for the removal of individual homeowner basketball hoops located on subdivision streets upon the opening of new court at clubhouse. Approved by the board

6. **OPEN FORUM:** Homeowners are able to provide feedback or concerns to the board.

- Mary Pamintuan requests for senior citizen discount on HOA dues based on government news reports. Taken under advisement, to be researched.

7. **Adjournment-**The board president announces the formal closing of the meeting at **1:07 PM.**

Written and submitted by:

Laila Wall

Corporate Secretary