



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

SEPTEMBER 2024 BOARD OF DIRECTORS

MINUTES OF THE MEETING: September 4, 2024, at 9 am.

1. **Call to order** – Meeting starts. Welcome all the board and committee members by: President Rommel and The time is 9:37 am
2. **Roll call** – The board secretary takes a roll. The board secretary takes a roll call By Sec. Emily and takes a roll call written and announced who attended the meeting .

BOARD MEMBERS PRESENT AS FOLLOW :

1. Rommel Bundalian - President
2. Mary Pamintuan - Vice President
3. Emelita Espanol - Secretary
4. Liezl Lames - Treasurer (Absent)
5. Asuncion Nucom - Auditor

OTHER IN ATTENDANCE :

6. Brian Craven - The Village Manager
7. Je-Ann Matias. - Admin Secretary Office
8. Mr. Guy & Roselle - Finance Committee
9. Ken Mc Cown - GPO (Absent)
10. Stacey Michelin - GPO Members
11. Michael Borchardt - Construction and Pool Committee
12. Shiela Barcelone - Social & Cultural affair Committee (absent)
13. We need a new - Maintenance Committee

3. **Quorum** – There was a quorum and is verified present.
4. **Approval of minutes** – The board chair called for a vote to approve the prior month's minutes. The President Rommel calls for a vote, second by Asuncion Nucom and approved. All board Approved.
5. **Financial report** – The Treasurer Liezl was absent and substitute reports By : Roselle the budget and discusses any notable or extraordinary expenditures. The Finance Committee Roselle Breckenridge distributed the financial report / cash flow statement for August 2024 and led the review of it. For the month, we recorded a net sure plus of
 - * PHP 923,369.95
 - * Total Collection are PHP 1,404,504.68
 - * Total expense are PHP 481,134.73
 - * Constructions bond PHP 185,000.00
 - * Total office expenses PHP 9,525.16
 - * Tools. & Equipment PHP 4.460.00
 - * Ending actual Bank balance as of August 30, 2024 is PHP 8,771,999.47

6. Committee reports -

1. Maintenance - We need head of maintenance to be hired. To start approximately November 1st.
 - 1.a Maintenance worker , we have only 6 staff. Will hire an additional person for maintenance.
 - 1.b Additional equipment is needed. A grass cutter lawnmower blades and a blower,
 - 1.c. We need to train the Maintenance to use the shredder machine. Training has been completed.
2. Construction - number of construction sites and any problems. By: Michael
 - 2.a Re-model (Not really concern about the construction)
 - 2.b. The Board want them to finish the construction ASAP.
3. GPO committees report to include security company on their activities followed by the report of the Village Captain. Report by: Stacey Michelon
 - 3.a. Concern about stickers in different position
 - 3.b. two additional security guards have been deployed on the night shift. Focusing on phase 2 and 3.
4. Village Captain - Report of office and over all subdivision activities, projects and problems.
5. Social and Cultural affairs committee - Report to include it shall be tasked with planning, organizing and implementing social activities that will help improve inter personal relations among the So Cool members. The So COOL Chairman was absent (No Report)

7. Old business

- 7.a. Need enforcement actions to deal with violators of single-family home bylaw. One house is still being used as apprentice housing with residents moving in and out every 6 months.
 - 7.b. Additional streetlights continue to be installed. Report on the plan for the installation of the remaining lights.
 - 7.c. Paperwork for opening a ChinaBank account has been completed. Need timing and to identify any further actions needed to begin use of new account.
 - 7.d. Perimeter wall tree trimming request paperwork was filed and approved. Barangay Amsic will be starting the tree trimming as soon as they get the cherry picker.
 - 7.e. DSHUD hearing postponement request filed. Awaiting reschedule date and need to decide who will represent the HOA and Board of Trustees.
 - 7.f. Still need action to address the illegal cat feeding within the subdivision and the return of the traps confiscated by the City Vet. Have received numerous complaints from the residents. Security is starting to improve compliance, along with maintenance crew cleaning up any feed they see on common areas.
 - 7.g. Flooding in Phase 1 still occurring. Saw horses have been build using leftover metal and will be placed near the area that floods. Security guards will place them during times of moderate to heavy rainfall.
 - 7.a. Report o flooding in Pulu Amsic from Mr. Bill Wall
- He working with an engineering firm and construction company (Berthaphil, Inc.) to evaluate the flooding problem.
 - We were able to gain access to drawings from the city engineer. We couldn't remove the drawing from city hall, the guys took photos of it..
 - We can make a formal request to obtain a copy but in typical fashion for where we live, this will take a bit more time.
 - Based on these reviews along with feedback from the events when it floods, a plan is being developed.
 - No cost have been incurred so far, we are looking at a potential multi prong approach.
 - They are working up an initial bid for the first step and we can go from there.

- Our main subdivision drain is in a much different location than he had thought based on what little info we had.
- The issue with the storm drains on Banahaw Street which overflow is the second part of the plan proposal.
- Bill did not share a ton of details but he will when the proposal has been received and timeline is in our hands to completely review.
- Bill just wanted the board to know we are addressing this long standing problem and to finally and completely address this long standing problem.

8. New business

8.a. Official opening of the playground. Ribbon cutting ceremony, officially open our new full basketball court and playground equipment was completed August 30, 2024.

- We look forward to seeing all the homeowners and our community come together to enjoy this fantastic new addition to our Neighborhood.
- As reminder, within the next two weeks, all mobile basketball hoops must be removed from all subdivisions common areas and streets. This is to ensure the safety and cleanliness of our community spaces, as well as to encourage residents to use the new PALA Basketball Court and playground. We thank you all for your cooperation and support.

8.b. Official submission of the new bylaws by our attorneys to the DHSUD is completed. We are waiting approval stamp from DHSUD to begin full implementation.

8.c. Gate design for the tower and clubhouse kitchen have been completed. Awaiting fabrication and installation. Second redesign of main gate with additional changes coming.
Board approved POLICY RESOLUTION NUMBER **2024-009** to move to the contractor bidding process. Know that we require at completion date of no later than December 15, 2024.

8.d. Some homeowner are complaining about the late fee and penalties in the bylaws. Also voiced concerns that they have to pay the monthly dues before the 7th of each month.

9. Action items –

1. PALA Attorney reviewing legal documents and process for developer to complete formal turnover.
Demand letter has been sent for the overdue payment of HOA dues for the 6 remaining lots they retain.

10. **OPEN FORUM:** Approximately 11:00 am. Homeowners open (No Discussion).

The Position Voting Nomination OF Vice President was Emelita J. Espanol and For the Corporate Secretary appointed nominated was all Board Agreed to give it back to Ms. Emelita Espanol because the new elected Corp. Secretary Laila Wall was resign and formally request replace her position and All Board was agreed . Approved this two position was on August 7, 2024 .

But Regarding this two Position I Emelita J. Espanol decided to given the Vice President Position to Mrs . Mary Pamintuan . The Board and Committee agreed .

11. **Adjournment** – The board meeting was officially Adjourned at 12:30pm

Emelita J. Espanol (Emily)
PALA Corporate Secretary

PULU AMSIC LOT OWNERS ASSOCIATION			
CASH FLOW STATEMENT			
August 2024			
COLLECTIONS (Aug. 01-28 2024) :			
MONTHLY DUES	745,176.00		
Advance Payment Monthly dues	600,068.68		
Road users Fee (Ar.Arnel Agustin / Emerian Enriquez)	37,000.00		
Sticker	10,000.00		
Subdivision I.D	1,400.00		
Clubhouse Rental fee	2,500.00		
Clubhouse Rental deposit	5,000.00		
unknown deposit	3,360.00		
TOTAL COLLECTIONS		₱ 1,404,504.68	
Less : EXPENSES			
CLEANING SUPPLIES (trash bag,micro fiber cloth)	1,230.00		
ELECTRICITY Bill (August 2024)	68,205.43		
WATER Bill (July 2024)	8,244.21		
Internet Bill (July 2024)	2,009.33		
Garbage Payment (July 2024)	20,000.00		
OFFICE Expenses (see itemized disbursement)	9,525.16		
REPAIR & MAINTENANCE - MACHINERY EQUIPMENT-(Gas and Diesel)	10,500.00		
REPAIR & MAINTENANCE - SWIMMINGPOOL (chlorine)	11,000.00		
SALARIES - MAINTENANCE (Aug 2024)	72,682.21		
SALARIES - ADMIN (Aug 2024)	24,030.00		
PAG-IBIG FUND Contributions (July 2024)	1,260.00		
PHILHEALTH Contributions (July 2024)	3,560.00		
SSS CONTRIBUTION (July 2024)	9,170.00		
SSS LOAN PAYABLE (July 2024)	1,258.39		
RETAINERS FEE - L.A DE JESUS & ASSOCIATES (July 2024)	2,000.00		
TRANSPORTATION EXPENSE L.a De Jesus (July 2024)	200.00		
SECURITY SERVICE PAYMENT			
July 16- 31 2024 (King Taurus) P 112,250.00			
Aug. 01-15, 2024 (King Taurus) P 112,500.00	224,750.00		
TOOLS & EQUIPMENT - (see itemized disbursement)	4,460.00		
TRANSPORTATION EXPENSE	2,050.00		
Clubhouse Rental Deposit Refund(Eloisa Narciso)	5,000.00		
TOTAL EXPENSE		₱ 481,134.73	
Net Surplus			923,369.95
Actual Bank Balance As of July 30 ,2024		₱ 7,848,313.08	
Add : July 2024 Actual statement (Net Surplus)		₱ 923,369.95	
Add. Bank Interest Gain As of July 30 2024		₱ 316.44	
Actual Bank balances as of August 28, 2024		₱ 8,771,999.47	
Note:			
Construction Bond as of August 30,2024 BDO Account #005738010	919,680.15		

PULU - AMSIC LOT- OWNERS ASSOCIATION INC. (PALA)

ITEMIZED DISBURSEMENTS
FOR THE MONTH OF August 2024

Office Expenses

Assorted Ballpens, clipboard	418.66
office load	352.00
garbage bag	1,000.00
ribbon	676.00
Acrylic Signage Printing	5,200.00
Bond papers, usb	1,878.50
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Total	9,525.16
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Tools & Equipment

nylon	2,000.00
fan belt	660.00
truck shoe belt	200.00
cement	600.00
meta screw,tox,drill bit	1,000.00
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Total	4,460.00
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