



Pulu Amsic Clubhouse, 2nd Floor Conference Room

Pulu Amsic Subdivision, Angeles City, Pampanga 2009

Email Address: office@puluamsic.com

Cell phone : 0917-923-8604

PALA Board of Directors Minutes of Monthly Meeting: Date: March 5, 2025.

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: March 5, 2025. Time: 9:00am

I. CALL TO ORDER - Introduction welcome all the board and committee members.

By: President Rommel Bundalian

II. IN ROLL CALL OF OFFICERS: At the time 9:13 am, the board secretary takes a roll written and announced who attended the meeting.

Board member present are as follow

Rommel Bundalian	- President
Mary Pamintuan	- Vice President
Emelita Espanol	- Secretary
Liezl Lames	- Treasurer
Asuncion Nucom	- Auditor

Others in Attendance:

Brian Craven	- Village Captain
Shiela Barone	- Cultural Affairs Committee

III. QUORUM: - A quorum was verified and presented.

IV. APPROVAL OF MINUTES: - The board chair calls for a vote to approve the prior meeting's minutes. The Treasurer Liezl and Auditor Asuncion second the motion approved the prior meeting's minutes. And all no objections Or amendments and the minutes are *approved*.

V. FINANCIAL REPORT: - *The Treasurer report:* Liezl Lames and distributed the financial report / cash flow statement for February 2025 and led the review. For the month of

February 2025. We recorded a net surplus of PHP 199,658.39 which is expected in the last few months of the year when collections are normally lower, [see attached financial report](#).

Discussion and Expectations for PALA Office:

The Treasurer report will now have detailed breakdown of staff salaries and benefits to be provided at the end of the report making the report easier to understand.

The Treasurer and Auditor are now solely responsible for conducting the monthly audit.

We always ensure the board is fully prepared, as there might come a time when a homeowner decides to review an audit. In such instances, the board will address the situation and handle their responsibilities accordingly.

VI. COMMITTEE REPORT: - *Committee chairs may give a brief oral report of their committee's work.*

VI. a. Cultural Affairs (SoCool Report) by: Shiela

Planning for meet and greet On Saturday May 17, 2025 at 5pm to 8pm

The visitors 50 capacity, office staff will coordinate with SoCool.

AGM will be on May 24, 2025, Saturday at 9:am. Office staff will have tarpaulin at least 30 days before the AGM.

Maintenance Report

Construction Report (Absent)

GPO Committee Report : (Stacy absent)

Report by Captain Brian: Guests will be logged into an ID reader before the end of this month. Visitor ID will be read and one questions will be asked of the guest, Block and lot that they are visiting. Guards will also be able enter the license plate number. This should speed the process and keep better records of visitors coming and going. In a continuing effort to improve security, Stacy will continue to have monthly meetings with the owner of the security company.

Village Captain Report :

We still have the same problem and always have and well, still have a normal problem with the speeders, cat feeder, trash cans, parking on the street and animal pooh.

The maintenance staff need to be more observance to cleans up after homeowners NOT following the rules and being inconsiderate. We continue to receive complainants from residence that dog walkers are NOT cleaning up after their pets.

We now have an **agreement with Planation Hills, Fairways and Josefaville 2** for maintenance of the right of way we call the blvd. We will be in complete control over the maintenance of the blvd. the 3 will finally share to cost. Saving **12,500** php per month or **150,000** php per year.

We have four current projects to improve the subdivision.

1. Build a Maintenance storage to have one protected area for all the subdivision's equipment. Approved and awarded. To Mr. Donald Mendoza, cost **820,000** php
2. Subdivision wide CCTV camera system to covers the entire subdivision with main gate monitoring. We will have 54 cameras throughout our subdivision with high traffic areas getting 8k cameras. We will also have speed cameras which can identify those that speed in our subdivision. Approved and awarded, To JY Vision. The cost **850,000** php.

3. Replacement of all streetlights throughout the entire subdivision all electric power improved attachments and longer arm to provide better lighting. ongoing bidding at this time.

4. Complete rebuilding of our main gate. Wider access lanes, automatic access gates for residents, information screens and many other facilities. In design and bidding processes.

VII. OLD BUSINESS:

7.a Flooding in Phase 1 still occurring. Need to define next steps or interim containment actions until we can get the developer to implement a permanent fix.

VIII. NEW BUSINESS:

8.a. Demand letter from our attorney has been sent to developers requesting back dues for all flooding in phase one. Our attorney is filling legal action. Developers owe more than 900,000 php just in back dues to PALA. No formal turnover to PALA and could be libel for flooding in the subdivision.

8.b. The project aims to upgrade the streetlights across our entire subdivision. The new street lights will be connected to power meters and wired to each light pole throughout the area. The existing streetlights, which are over 14 years old, are increasingly prone to breakdowns, leading to rising maintenance costs. Although solar streetlights have not met performance expectations, they will be repurposed for use along the perimeter wall.

IX. ACTION ITEMS -

9.a. - New maintenance storage facility should be **completed by May 15, 2025**.

9.b. - Subdivision wide CCTV camera system with **SPEED CAMERAS** should be completed by the end of **April 2025**.

9.c. - Parking issues throughout the subdivisions focus is on carports being used for other purposes and not the intended use, cars parking and not on the streets. GPO is working through this issue.

9.d. - Warning letters will be issued to everyone that violates the following rules and regulations of our subdivision.

X. OPEN FORUM : Homeowners voice their concerns with the board.

X1. ADJOURNMENT : The **President Rommel** announced the formal closing of the

March Board meeting **at 11:54 am**

Our next Board meeting schedule first week of **April 2, 2025, Wednesday at 9:00am**.

Emelita J. Espanol (Emily)

Corporate Secretary

PULU AMSIC LOT OWNERS ASSOCIATION

CASH FLOW STATEMENT

February 2025

COLLECTIONS (Feb 1- 28 2025) :			
Monthly Dues	519,813.00		
Advance Payment Monthly dues	596,266.00		
Stickers	51,000.00		
Sub. Id	400.00		
Clubhouse Rental Fee	2,500.00		
Clubhouse Rental deposit	5,000.00		
Processing fee	3,000.00		
Unknown Deposit	42,063.00		
TOTAL COLLECTIONS		₱ 1,220,042.00	
Less : EXPENSES			
Electricity Bill (Feb. 2025)	71,193.00		
Water Bill (Jan. 2025)	21,365.36		
Internet Bill	4,010.00		
OFFICE Expenses (see itemized disbursement)	29,573.75		
Garbage Payment (Jan. 2025)	20,000.00		
REPAIR & MAINTENANCE - MACHINERY EQUIPMENT-(Gas and Diesel)	11,000.00		
REPAIR & MAINTENANCE - SWIMMINGPOOL (see itemized disbursement)	33,200.00		
Office and Maintenace Staff Salaries (Feb.01-28 2025)	132,050.98		
Benifits and Contribution Jan. 2025 (see itemized disbursement	18,066.52		
RETAINERS FEE - L.A DE JESUS & ASSOCIATES (Jan 2025)	4,000.00		
Legal Retainers Fee - Legal Case - Villanueva Tiansay Darwin Law Office (Feb. 2025)	302,000.00		
SECURITY SERVICE PAYMENT			
Jan 16- 31 2025 (King Taurus) P 162,026.50			
Feb 01-15, 2025 (King Taurus) P 162,026.50	324,125.00		
TOOLS & EQUIPMENT - (see itemized disbursement)	48,999.00		
TRANSPORTATION EXPENSE	800.00		
TOTAL EXPENSE		₱ 1,020,383.61	
Net Surplus			₱ 199,658.39
Actual Bank Balance As of Jan. 30 ,2025		₱ 9,937,777.58	
Add : Feb 28 . 2025 Actual statement (<i>Net Surplus</i>)		₱ 199,658.39	
Add. Bank Interest Gain As of Jan.31 2025		₱ 354.62	
Actual Bank balances as of Feb. 28 , 2025		₱ 10,137,790.59	
Construction Bond as of Feb.28,2025 BDO Account #005738010269		₱ 749,894.67	

PULU - AMSIC LOT- OWNERS ASSOCIATION INC. (PALA)		
ITEMIZED DISBURSEMENTS		
FOR THE MONTH OF Feb. 2025		
Office Expenses		
Notarial Service	1,470.00	
Office drinking water , coffee	400.00	
Alcohol(Isoprophyl), garbage bag	1,625.00	
Ink for Printer	1,305.00	
office load	352.00	
lanyard, clip binders,highlighters	1,157.46	
Tshirt, uniform printing	7,500.00	
Officer's Lunch	5,764.29	
Palm trunk Hauling/Debris,stone	10,000.00	
Total	<u>29,573.75</u>	
Repair and Maintenance -Swimming Pool		
2 Chlorine	22,000.00	
1 Muratic	1,200.00	
Repiping and installation of sewege drain	10,000.00	
	<u>33,200.00</u>	
Benefits and Contributions		
SSS Contribution	9,820.00	
SSS Loan deduction	2,076.52	
Philhealth Contribution	3,560.00	
Pag Ibig Fund Contribution	2,410.00	
Transpo	200.00	
	<u>18,066.52</u>	
Tools & Equipment		
pump repair	1,170.00	
nylon	1,000.00	
battery terminal,grinding wheel,angel bar,drill,rivets, riveter	1,799.00	
Tire Vulcanizing	400.00	
parts for shredder, (blades,starter,) shredder repair)	44,630.00	
Total	<u>48,999.00</u>	