



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: April 2, 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: April 2, 2025. Time: 9:00am

- I. CALL TO ORDER** - Introduction welcome all the board and committee members.
By: Village Captain Brian Craven
- II. IN ROLL CALL OF OFFICERS:** At the time 9:45 am, the board secretary takes a roll written and announced who attended the meeting.

Board member present are as follow

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

Others in Attendance:

Brian Craven	- Village Captain
Ken McCown	-GPO
Guy & Rosella Breckenridge	- Finance Committee
Jennifer Malinit	-Election Committee
Rossana Munoz	-Election Committee
Isidoro Munoz	
Marshal Malinit	

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 Auditor Asuncion second the motion approve 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 March 2025 and led the review. [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.

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

a. Election Committee:

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

The primary focus of this meeting was to prepare for the upcoming AGM. The election committee received a briefing on government regulations and requirements and worked on drafting the election rules for the AGM, in compliance with the new DHSUD regulations. Additional time was spent ensuring that all necessary documents were properly filed with DHSUD. Once the election rules are finalized, they will be reviewed with the association's attorney to ensure legal compliance.

Notices regarding the AGM, election rules, and other relevant details will be distributed through email, tarpaulins, and hand-delivered notices to each household. The election committee strongly encourages all members to attend the AGM and actively participate in voting for the board member candidates. Your involvement is vital to fostering a more effective and well-managed subdivision.

Construction Report (Absent)

GPO Committee Report : (Ken McCown)

Guests are being logged into an ID. Visitor ID will answer two questions: the person they are visiting and the block and lot they live at. Guards will also be able to 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, GPO will continue to have monthly meetings with the owner of the security company.

Village Captain Report : (Brian Craven)

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 observant to clean 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.

The CCTV cameras are being installed currently, should be completed in approximately three weeks. Maintenance storage Area will be completed in three weeks also.

Two maintenance personnel have departed as of March 31, 2025, reducing the number of maintenance personnel living in the subdivision. Two new maintenance personnel will be starting on a 3-month trial basis.

We are working on two current projects to improve the subdivision.

1. 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. We have two bids so far but will except additional ones.

2. 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. We have two bids so far but will except additional ones.

VII. OLD BUSINESS:

7.a Flooding in Phase 1 still occurring. The first step will be finding the missing clean out on Banahaw Street, until we can get the developer to implement a permanent fix. The work will begin with locating the missing clean out on the corner of Banahaw Street, the week of April 7th.

VIII. NEW BUSINESS:

8.a. Demand letter from our attorney has been sent to developers requesting back dues for all their properties in Pulu Amsic. Pay to repair the flooding in phase one. Our attorney is filing legal action. The Developers owe more than **900,000 php** just in back dues to **PALA**. Also demand formal turnover to PALA of all common areas as was required long ago but the developer failed to comply with the laws and regulations.

IX. ACTION ITEMS -

9.a. - New maintenance storage facility should be **completed by May 1, 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 **Village Captain - Brian Craven** announced the formal closing of April Board meeting **at 11:54 am**

Our next Board meeting schedule first **Wednesday, May 7, 2025, at 9:00am**.

Emelita J. Espanol (Emily)

Corporate Secretary

PULU AMSIC LOT OWNERS ASSOCIATION			
CASH FLOW STATEMENT			
March 2025			
COLLECTIONS (March 1- 27 2025) :			
Monthly Dues	279,896.00		
Advance Payment Monthly dues	525,483.00		
Stickers	12,800.00		
Sub. Id	200.00		
Processing and Road Users Fee	5,000.00		
Unknown Deposit	25,184.00		
TOTAL COLLECTIONS		₱ 848,563.00	
Less : EXPENSES			
Electricity Bill (March. 2025)	74,121.01		
Water Bill (Feb. 2025)	26,479.20		
Internet Bill	4,010.00		
Office Expenses (palm leaves Hauling/ office load)	7,852.00		
Garbage Payment (Feb. 2025)	20,000.00		
Repair & Maintenance - Machinery Equipment-(Gas and	6,500.00		
Repair & Maintenance - Swimming Pool (see itemized	34,200.00		
Office and Maintenance Staff Salaries (Feb.01-28 2025)	120,716.66		
Benifits and Contribution Feb. 2025 (see itemized	25,340.27		
Retainers Fee - L.A De Jesus & Associates (Feb.2025)	4,000.00		
Legal Retainers Fee - Legal Case - Villanueva Tiansay	531,256.00		
Security Payment			
Feb.16- 28 2025 (King Taurus) P 162,026.50			
March 01-15, 2025 (King Taurus) P 162,026.50	324,125.00		
Tools & Equipment - (see itemized disbursement)	5,370.00		
Transportation Expenses	300.00		
Cctv Installation(Partial Payment)	425,000.00		
Construction of Maintenance Storage Area (Partial Payment)	492,000.00		
TOTAL EXPENSE		₱ 2,101,270.14	
Net Shortfall			-₱ 1,252,707.14
Actual Bank Balance As of Feb.28 ,2025		₱ 10,137,790.59	
Add : March 27 . 2025 Actual statement (Net Shortfall)		-₱ 1,252,707.14	
Add. Bank Interest Gain As of Feb 28 2025		₱ 387.55	
Actual Bank balances as of March. 27 , 2025		₱ 8,885,471.00	
Construction Bond as of March 27,2025 BDO Account #005738010269		₱ 759,922.88	

PULU - AMSIC LOT- OWNERS ASSOCIATION INC. (PALA)		
ITEMIZED DISBURSEMENTS		
FOR THE MONTH OF March 2025		
Office Expenses		
office load	352.00	
Palm trunk Hauling/Debris,stone	7,500.00	
Total	<u>7,852.00</u>	
Repair and Maintenance -Swimming Pool		
3 Chlorine	33,000.00	
1 Muratic	1,200.00	
	<u>34,200.00</u>	
Benefits and Contributions		
Business Permit Renewal 2025	7,273.75	
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>25,340.27</u>	
Tools & Equipment		
angle bar	700.00	
clutch Shoe assy, 2th Oil	4,200.00	
tire vulcanizing	150.00	
Tape measure	320.00	
Total	<u>5,370.00</u>	