



*Pulu Amsic Clubhouse, 2nd Floor Conference Room  
Pulu Amsic Subdivision, Angeles City, Pampanga 2009*  
**Email Address:** [office@puluamsic.com](mailto:office@puluamsic.com)  
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## PALA Board of Directors Minutes of Monthly Meeting

Date: October 2, 2025 @10:00 AM

Location: Meeting held at Pulu Amsic Clubhouse, 2<sup>nd</sup> Floor Admin Office, Pulu Amsic Subdivision, Angeles City, Pampanga 2009.

1. **Call to Order** – Meeting called to order by Pres Rommel at 10:07AM
2. **Roll Call:** Attendance sheet circulated with the following individuals in attendance:

### BOARD MEMBERS:

Rommel Bundalian	President
Roselle Breckenridge	Vice President
Liezl Lames	Treasurer
Asuncion Nocum	Auditor

### OTHERS COMMITTEE MEMBERS IN ATTENDANCE

Brian Craven	Village Captain
Je-Ann Matias	Admin Secretary
Lito Sunga	Maintenance Supervisor
Guy Breckenridge	Finance Committee
Ken McCowen	GPO Committee
Stacey Michelin	GPO Committee

### RESIDENTS AND THEIR GUESTS

Norman Bernard  
Danielle Paulo Bundalian – Architect Blk 14 lot 6  
Joshua Cunanan  
Lourdes Benipayo

3. **QUORUM** : A quorum was present and confirmed
4. **MEETING MINUTES:** The prior meeting minutes were discussed briefly and approved without change.
5. **FINANCIAL REPORT REVIEW:** The cash flow statement (see Annex A) was presented and reviewed. It was noted that for the month of September, we experienced a net loss of 1.6M php. This loss was largely due to the kickoff of the new street light replacement and electrical wiring project and the required down payment. Note that even with this huge expense, the association still maintains bank balances of 7.2M php.
6. **COMMITTEE REPORTS**
  - a. **Maintenance** – The maintenance report was presented by Lito Sunga with the following items highlighted.

- i. Purchase of new push mower and pressure sprayer complete
  - ii. Three truckloads of palm leaves required this month
  - iii. Several termite infested palm trees were cut and removed including the one by the clubhouse
  - iv. Street light and associated wiring contract signed. Completion projected for December 2025 due to long lead time to receive equipment.
- b. Construction – Currently 3 new houses under construction and all have approved permits. Many renovations also ongoing.
- c. GPO Committee – The GPO report was presented by Stacey Michelon with the following concerns noted.
  - i. Incident reported last month of an unknown person with holstered side arm walking in the subdivision. Security was called to investigate but individual could not be located. GPO suspects that the individual is private security for one of the residents and they are still reviewing CCTV footage to try to determine the origin. A review of PALA regulation, Section 15.1, prohibits the discharge of a firearm inside the subdivision, but there is no restriction in the rules against legal carry.
  - ii. There was a change of the guard supervisor at the main gate due to internal security agency issues. However, the performance of the replacement is a disappointment. The guards continue to let deliveries, taxis and others into the subdivision without member authorization. GPO will be scheduling a meeting with the head of the security agency. However, the board discussed the possibility of hiring our own security guards and terminating the agency if these lapses continue.
- d. Social and Cultural Affairs – Due to time constraints, this topic was not addressed
- 7. VILLAGE CAPTAIN – no new report but issues of office staffing and parking problems remain.
- 8. LEGAL MATTERS
  - a. SCDC – negotiations with Evolution and the Narciso Bros are continuing through email. We are negotiating the terms and conditions for a Deed of Grant of Usufructuary Rights in order to assume official control of the clubhouse and the common areas. We are hopefully for a signed agreement in the very near future.
  - b. Michael Smith HSAC case is with DSHUD - Decision will be forthcoming
  - c. Michael Smith allegation of grave coercion - Litigation ongoing.
- 9. OPEN FORUM / WALKIN ITEMS
  - a. Mr. Norman Bernand attended the board meeting as well as Mr. David, the owner of the neighboring property under construction. The issue of the roof drainage concern was discussed along with possible solutions. The board is determined to find a solution which addresses the concerns of both parties. After a lengthy discussion of the details of the situation, it was agreed that the architect of Mr. David will try to come up with a design proposal to satisfy the concerns of both parties. The proposal is promised by Saturday, 4 Oct. Once submitted, the proposal will be reviewed by the board for compliance with the subdivision construction rules and then presented to Mr. Bernand for his comment and approval.
- 10. ADJOURNMENT
 

There being no time to take up additional issues due to a follow-on meeting with legal counsel, the meeting was adjourned at 12:20 PM

The next regular Board of Directors meeting is scheduled for Thursday, November 6<sup>th</sup> at 10:00 AM at the PALA Clubhouse.

Prepared by:

A handwritten signature in black ink, appearing to read 'Roselle Breckenridge', with a long horizontal flourish extending to the right.

Roselle Breckenridge

For Emelita J. Espanol (absent)  
Corporate Secretary

PULU AMSIC LOT OWNERS ASSOCIATION  
CASH FLOW STATEMENT  
September 2025

**COLLECTIONS (Sept. 1- 27 2025) :**

Monthly Dues	579,870.00	
Advance Payment Monthly dues	378,486.66	
Stickers	4,300.00	
Clubhouse Rent and Rental Deposit	12,500.00	
ID	200.00	
Unknown Deposit	25,366.00	
<b>TOTAL COLLECTIONS</b>		<b>P 1,000,722.66</b>

**Less : EXPENSES**

Electricity Bill (Sept 2025)	76,290.44	
Water Bill (Aug 2025)	18,779.76	
Office Expenses ( see itemized disbursement )	8,135.18	
Garbage Payment ( Aug 2025)	20,000.00	
Repair & Maintenance - Machinery Equipment-( Gas and Diesel)	8,400.00	
Repair & Maintenance - Swimming Pool (see itemized disbursement)	33,000.00	
Office and Maintenance Staff Salaries (Sept. 01-30 2025)	148,784.35	
Benifits and Contribution August 2025 ( see itemized disbursement )	10,680.29	
Retainers Fee - L.A De Jesus & Associates (August 2025)	4,000.00	
Legal Retainers Fee - Villanueva Tiansay Darwin Law Office (Sept 2025)	12,000.00	
Legal Case - Villanueva Tiansay Darwin Law office ( Hourly Billing July 2025 Billing, HSAC Case,Legal Case St. Catherine,Grave Coercion)	114,523.00	
Security Payment		
Aug 16- 31 2025 (King Taurus) P 166,125.00		
Sept. 01-15, 2025 (King Taurus) P 166,125.00	332,250.00	
General Maintenance Expenses, Repairs , Tools & Equipment, Facilities - ( see itemized disbursement )	31,796.50	
Transportation Expenses	200.00	
Street lights ( see itemized disbursement )	1,652,900.00	
Bail , Bail Requirements	80,500.00	
Old Tractor Restoration( Initial Payment)	100,000.00	
Refund Clubhouse Rental Deposit	7,500.00	
<b>TOTAL EXPENSE</b>		<b>P 2,659,739.52</b>
<b>NET LOSS</b>		<b>-P 1,659,016.86</b>

Actual Bank Balance As of Aug 28 ,2025	P 8,860,408.80
Add : Sept 28, 2025 Actual statement ( Net Shortfall)	-P 1,659,016.86
Add. Bank Interest Gain Sept. 2025	P 370.46
Actual Bank balances as of Sept. 27, 2025	<b>P 7,201,762.40</b>

Construction Bond as of Sept. 27,2025 BDO Account #005738010269	<b>P 1,442,697.94</b>
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PULU - AMSIC LOT- OWNERS ASSOCIATION INC. ( PALA )  
ITEMIZED DISBURSEMENTS  
FOR THE MONTH OF Sept. 2025

Office Expenses

aircon cleaning	1,000.00
transpo and photocopy	930.00
Dry Chemical for Fire Extinguisher	2,800.00
tissue,disposable rags/cloth,paper towel,	1,502.25
office drinking water	300.00
paper cups, plates, glass décor sticker	1,602.93
<b>Total</b>	<b>8,135.18</b>

Repair and Maintenance -Swimming Pool

3 Chlorine	33,000.00
	<b>33,000.00</b>

Benefits and Contributions

SSS Contribution	5,740.00
SSS Loan deduction	830.61
Philhealth Contribution	2,145.73
Pag Ibig Fund Contribution	1,210.00
Pag Ibig loan	553.95
Transpo	200.00
	<b>10,680.29</b>

General Maintenance Expenses on Tools & Equipment,Repair , and Facilities

vulcanized, nylon,	1,990.00
palm hauling	4,500.00
glass window cleaner, paint electric tape,brush , roller	2,096.50
lawn mower	17,000.00
pressure washer	6,210.00
<b>Total</b>	<b>31,796.50</b>

Streetlights

Switch repair,bulb replacement on excisting streetlights	5,000.00
Initial Payment for lights,arm pole supplies( 200 pcs 80 watts led streetlights, 160pcs galvanized steel arm pole, 160 sets bolts and pole clamps)	680,400.00
Down Payment for labor and materials for installation and extension of secondary service wires ,installation of streetslights and assemblies	967,500.00
	<b>1,652,900.00</b>