



Pulu Amsic Clubhouse, 2nd Floor Conference Room
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PALA ANNUAL GENERAL MEETING (AGM)

DATES: MAY 24, 2025 AT 9AM

1. AGM CALLED TO ORDER – MODERATOR: BRIAN CRAVEN

Welcome to the 2025 PALA Annual General Meeting (AGM). Please respect whoever are speaking—do not interrupt or speak over others. Keep comments and concerns brief and to the point.. Each speaker will be limited to 5 minutes.

2. ROLL CALL

Corporate Secretary, Emelita J. Espanol, confirmed attendance and announced the total number of participants, which will be recorded and submitted to the Election Committee.

Board Members Present:

- President: Mr. Rommel Bundalian
- Vice President: Mrs. Mary Pamintuan (Absent)
- Corporate Secretary: Emelita J. Espanol
- Treasurer: Ms. Liezl Lames
- Auditor: Ms. Asuncion Nocum

Committee Members Present:

- Village Manager: Captain Brian Craven
- Admin Secretaries: Ms. Je-Ann Matias, Ms. Lysel Moreno
- Finance Committee: Mr. Guy & Mrs. Roselle Breckenridge
- Grievance, Peace & Order: Mr. Ken McCown (Absent), Mr. Stacy Metchelon
- Construction Committee: Mr. Michael Borchardt
- Legal Counsel: Atty. Chynah Monzon, Atty. Teresa Tiansay

Attendance as of 9:10 AM: 49 members, see list below.

3. QUORUM

Jennifer Malinit, Election Committee Chairwoman, with committee member Rosanna Munoz, confirmed at 9:15 AM that quorum was achieved with 277 total members signed the notice of election.

4. APPROVAL OF MINUTES

President Rommel Bundalian called for the approval of the previous AGM minutes. Motion was approved by Auditor Asuncion Nocum and seconded by Treasurer Liezl Lames. All present agreed.

5. FINANCIAL REPORT

Treasurer Liezl Lames and Mrs. Breckenridge presented the financial report, highlighting changes from June 2023 to June 2024.

- Starting funds (June 2023): P1,763,269
- Funds as of May 2024: P6,904,432
- Funds as of April 2025: P8,363,060

Major Expenses: Electricity, water, security, manpower, garbage collection.

Major Purchases: Wood chipper/shredder, CCTV system, construction of main complex and maintenance facility, fuel storage and new used 2016 tractor.

Donated Improvements: Multi-sport court and playground (P385,000, funded by homeowner donations)

Outstanding Dues: P7,200,000, mostly from vacant lot owners and St. Catherine Development Corp. Work is ongoing to identify, locate owners and use all legal avenues to collect owed dues.

6. SUBDIVISION IMPROVEMENTS

President Rommel Bundalian highlighted recent and upcoming improvements:

- Renovated pool, new multi-use playground and basketball court
- Subdivision-wide CCTV and speed cameras
- Completed maintenance storage area
- Upcoming improvements: Subdivision wide Street light upgrades, additional lighting, and a completely new main gate with updated technology.

7. INTRODUCTION OF BOARD AND ELECTION COMMITTEE CANDIDATES

Nominees for the Board of Directors and Election Committee introduced themselves and shared brief backgrounds.

Board of Directors Candidates:

1. Emelita J. Espanol
2. Asuncion Nocom
3. Liezl Lames
4. Roselle Breckenridge
5. Rommel Bundalian

Election Committee Candidates:

1. Jennifer Malinit (Chair)
2. Rossana Munoz (Member)

8. OPEN FORUM (Approx. 9:30 AM)

Homeowners were invited to voice concerns and suggestions. Topics included enforcement of bylaws, dues, street parking, pet control, pool and court rules, solar lights, and speeding.

Summary of Issues Raised:

- Legal Fees, legal fees are for three issues. 1. Work to bring PALA in compliance with all Philippine government regulations and laws including, filing for DHSUD, this was never done before. 2. Defending PALA construction rules. 3. Legal avenues to formally turnover required by Philippine law, total payment of dues and costs for fixing flooding from the developer.
- Raising of Dues - Rumored about raising dues to 10 pesos per square meter. ***This is totally false. In fact the discussion has been about lowering dues once the major projects have been completed.***
- Street parking and speeding, continues to be a problem for a number of reasons. Homeowners using carports or garages as additional living areas and not parking their cars inside them. Narrow streets which is difficult to correct and the average homeowners have 3.8 cars per home.
- Dogs off-leash and uncontrolled barking
- Pool and basketball court rules- Looking at the best way to have all residents be able to use the playground area.
- Stray cat control

The Board noted that most concerns are addressed in the amended bylaws, which provide for warnings, fines, and suspensions for violations. Other recommendations will be forwarded to the relevant committees.

9. ELECTION RESULTS

The Election Committee, led by Jennifer Malinit, announced the results as soon as votes were counted. Voting closed at 10:30 AM, and results were reported shortly thereafter.

CANDIDATES FOR THE BOARD	TOTAL SCORES	TOTAL VOTES
Rommel Bundalian	11111-11111-11111-11111-11111-111	28
Roselle Breckenridge	11111-11111-11111-11111-11111-11111-11	32
Emelita Espanol	11111-11111-11111-11111-11111-111	28
Ma. Liezl Lames	11111-11111-11111-11111-11111-11	27
Asuncion Nocum	11111-11111-11111-11111-11111-11	27
CANDIDATES FOR ELECOM COMMITTEE	TOTAL VOTE RESULTS	
Jennifer Malinit	11111-11111-11111-11111-11111-11111	30
Rosanna Munoz	11111-11111-11111-11111-11111-11111-1	31

11. ADJOURNMENT - Moderator announces the formal closing of the 2025 Annual General Meeting (AGM) at 11:02 am.

Emelita J. Espanol (Emily)
PALA Corporate Secretary

MEMBERS ROLL CALL LIST

BRIAN CRAVEN
KENICHI MIYAGAWA
LYCEL MORENO
LADY ANNE M. YUNUN
ISIDRO P. MUNOZ
SCOTT SIPPEL
JELAINE LAMES
GUY BRECKENRIDGE
EMELITA J. ESPANOL
MARSHAL MALINIT
ROGER GEISSER
LUZ SANCHEZ
JON WOOLLINS
MERLY BERINIO
VUADENS ERICK
JON DERRY
MICHAEL BORCHARDT
PHILLIP GUTIERREZ
JUSTIN ONG
LYNN RAMP
GANTAN , JOSEPH
RENZO LUCAS
THOMAS PETER DERRY
ESTER DIANGSON
JOANA NYBERG

ASUNCION D. NOCUM
ROSSELLA BRECKENRIDGE
SHANON BORLA
ROSSANA P. MUNOZ
ROMMEL T. BUNDALIAN
LIEZL LAMES
REEM IBRAHIM
JENNIFER MALINIT
BRETT VOLKMER
STACEY MICHELON
REYNALDO S. SANCHEZ
COLLIN MILLER
MARICEL ROBERTSON
REA BEA
MITCHELL D. STEVENS
PAUL RIGBY
ADRIAN ZINGAPAN
ROYLENN DELA PAZ
JENNY RAMP
GANTAN, ROAN FATIMA
BORJA, CHRISTIAN
JEFFREY MANARANG
HAL KLEIN
SUMIT SHRIMAVLE