



*Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009*
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*Monthly Board Meeting
June 3, 2026
Pulu Amsic Conference Room*

1. CALL TO ORDER: Meeting called to order by Asuncion Nucom at 10:05 AM.

2. ROLL CALL: Attendance was taken the following persons were present.

BOARD MEMBERS:

- * Liezl Lames - Treasurer
- * Asuncion Nocum - Auditor

OTHERS IN ATTENDANCE:

- * Guy Breckenridge - Finance Committee
- * Roselle Breckenridge - Finance Committee
- * Lito Sunga - Maintenance Supervisor
- * Ricardo Escalante - PALA Security Supervisor
- * Je-an Matias - Admin Secretary

3. QUORUM: A quorum was confirmed.

4. MEETING MINUTES: The first matter of business was a discussion of the minutes sent out after the 2026 AGM. The board noted that those minutes had not been approved and that there were needed revisions. As such, the board agreed that those earlier minutes would be recalled and Je-an would send out updated minutes with the revisions.

5. FINANCIAL REPORT :

Our Treasurer, Leizl, led the review of the May 2026 financial report /cash flow statement (see Attached report). For the month of May 2026, our expenses exceeded the collections by P267,665.81. Our ending bank balance came in at P6,155,219.11

6. COMMITTEE REPORTS:

6.A.) Maintenance Committee - Maintenance Supervisor Lito Sunga reported on the activities and accomplishments for the month of May.

- a. Fabrication and installation of the fence at Clubhouse - Completed.
- b. Construction of driveway at the yard waste area - Completed.

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- c. Installation of staff house gate and plastering of perimeter wall – Completed.
- d. Modification of drainage for the main road – In Work.

Upcoming works: Teresa Water Works has agreed to remove the pipes and electric wiring for the old water pump located at the back of the swimming pool area.

Personnel issue: A vendor from outside our subdivision complained about one of our maintenance staff's inappropriate/lewd remarks towards her. The board agreed that we must not tolerate this type of behavior and recommended that the vendor file a complaint at the barangay for their action.

6.B.) GPO Committee - PALA Security Supervisor Ricardo Escalante reported the following concerns/observations and recommendations;

- a. Some posted guards still cannot communicate well in English.
- b. For the past couple of weeks, some guards have not been getting a day off and others have been asked to work a 24-hour shift. On some occasions, guards who have just completed their shift in the subdivision are immediately reassigned to other locations. As a result, they do not receive adequate rest before their next duty period.
- c. Supervisor Ricardo notes that when these guards are forced to work a 24 hour shift, their performance and the subdivision security is compromised. Ricardo will take this concern up with the management of our contract agency.
- d. Supervisor Ricardo made a request to add one in-house hired guard to monitor operations during night hours. He currently covers the daytime hours.
- e. He has also suggested that we replace half of the current subdivision guards from the agency with our own in-house hired guards. The Board agreed that further discussion and study is needed before acting on this recommendation.

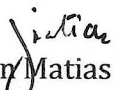
7. DRAINAGE AND FLOODING

The board also discussed the proposed plan to install a pumping system at Phase 1, Banahaw Str. to attempt to control/prevent the flooding that continues to occur during heavy rains. The board has received two quotations: 1/Arch Donald Mendoza and 2/Engr Mckoy Zembrano. Both designs/quotes are being evaluated and more study is needed before either plan is adopted.

8. ADJOURNMENT: Meeting adjourned at 11:14 am.

Next Board Meeting will be held on July 02, 2026 at 10:00AM

Signed


Je-an Matias
Acting Board Secretary

PULU AMSIC LOT OWNERS ASSOCIATION

CASH FLOW STATEMENT

May 2026

COLLECTIONS May 1- 31 2026) :

Monthly Dues	387,725.29
Advance Payment Monthly dues	324,883.80
Stickers	8,300.00
Road Users Fee	10,000.00
Construction Bond	25,000.00
Boulevard Shared Maintenance	15,000.00
Unknwon Deposit Security Bank	17,712.00

TOTAL COLLECTIONS

788,621.09

Less : EXPENSES

Electricity Bill including 4 add account for Streetlights (May 2026)	90,655.62
Water Bill (April 2026)	26,742.87
Roving Guard Gas allowance	4,491.00
Office Expenses (see itemized disbursement)	68,154.97
Garbage Payment (April 2026) Barangay Amsic	60,000.00
Repair & Maintenace - Machinery Equipment-(Gas and Diesel)	2,480.00
Repair & Maintenance - Swimming Pool Meister - Pool Swimming Pool Chemical & Equip Trading (see itemized disbursement)	126,500.00
Office and Maintenace Staff Salaries (May 01-31 2026)	193,584.62
Benifits and Contribution April 2026 - L.A De Jesus and Associates CPAs (see itemized disbursement)	16,308.85
Retainers Fee - L.A De Jesus & Associates (April 2026)	4,000.00
Legal Retainers Fee - Atty. Sylvia Q. Alfonso-Flores Law Office (May 2026)	15,000.00
Security Payment	
April 16- 30 2026 (King Taurus Services) P 139,000.00	
May 01-15, 2026 (King Taurus Services) P 139,000.00	278,000.00
General Maintenance Expenses, Repairs , Tools & Equipment, Facilities - (see itemized disbursement)	91,356.00
Down Payment for Drainage modification project (10 units catch basins)- Benigno Pangilinan	79,013.00

TOTAL EXPENSE

₱ 1,056,286.93

Net Loss

-₱ 267,665.84

Actual Bank Balance As of May 03 ,2026

₱ 6,422,734.91

Add : May 30, 2026 Actual statement (Net Shortfall)

-₱ 267,665.84

Add. Bank Interest Gain May 2026

₱ 150.04

Actual Bank balances as of May 30, 2026

Actual amount on BDO Bank Account : P 2,204,006.03
Security Bank Gen Funds : P 921,213.08
Securit Bank Emergency Fund : P 3,030,000.00

₱ 6,155,219.11

Construction Bond as of May 30 ,2026 Security Bank Account
#0000075765269

₱ 1,383,051.59

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

ITEMIZED DISBURSEMENTS

May 2026

Office Expenses

ebike repair(labor and materials)	3,800.00
Polo Shirt uniform printing (Maintenance & Security Supervisor	1,500.00
Coffee,sugar,creamer,domex,bygon,thermos ,cups,soap, snack for AGM	3,431.25
Id lace, cp screen protector	759.50
transpo	300.00
sound system rental,ice cubes, pandesal	2,550.00
office load	352.00
Annual HOA System Subscription (May 2026- May 2027	30,720.00
Doantion for Brgy Amsic Senior Citizen	5,000.00
Office CellPhone	4,924.50
aircooler rental	10,400.00
noise cancellation foam	4,417.72
Total	68,154.97

Repair and Maintenance -Swimming Pool

Reinforcement /add G.i Pipe installation pool area	2,000.00
Sorrounding Fence enclosure project swimming pool area	70,000.00
multi port valve replacement (labor and materials)	19,000.00
4 Chlorine	34,000.00
muratic acid	1,500.00
	126,500.00

Benefits and Contributions

SSS Contribution	9,840.00
Philhealth Contribution	3,687.90
Pag Ibig Fund Contribution	2,027.00
Pag Ibig loan	553.95
Transpo	200.00
	16,308.85

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

paint, padlock,garbage bag	1,920.00
t-screw,c.disc,w-rod,paint thinner,lizo	1,875.00
nylon	650.00
cement,adhesive,redifix,nails,bio pipe,elbow pipe,solvent,coupling	2,391.00
palm hauling 13 truck loads	18,200.00
staff house gate installation, and wall palstering	23,420.00
curb driveway comstruction at yard waste area	34,100.00
PALA Signange installation	6,000.00
grinder	2,800.00
	91,356.00