Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
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November 2026 Monthly Board Meeting
November 5, 2026
Pulu Amsic Conference Room

1. Call to Order - Meeting called to order by Capt. Brian Craven at 10:10 AM.
2. Roll Call of Officers: Attendance was taken the following were present

BOARD MEMBERS:
* Liezl Lames - Treasurer
* Asuncion Nocum - Auditor
OTHERS IN ATTENDANCE:
* Guy Breckenridge - Finance Committee
* Rosella Breckenridge - Finance Committee
* Lito Sunga - Maintenance Supervisor
* Ricardo Escalante – PALA Security Supervisor
* Generose Lero-

3. QUORUM: A quorum was verified and presented.

4. Approval of Previous Meeting Minutes- minutes of the meeting was approved by Capt. Brian Craven

5. FINANCIAL REPORT :
Our Treasurer led the review of the Oct. 2026 financial report /cash flow statement (see Attached report). For the month of Oct. 2026, our expenses exceeded the collections by P636,495.68. Our ending bank balance came in at P 4,976,473 in which P3,030,000 is deposited for emergency fund.

6. COMMITTEE REPORTS:
6.a.) Maintenance Committee - Report was presented by Maintenance Supervisor
Lito Sunga reported the activities for the month of October 2026:

- Flood Control: Project completed and turned over by Arch. Donald.
- Discover manhole at main gate exit. (5HP, 3 Phase)
- Drainage: Modifications finished at Phase 2 (Pinatubo to Kanlaon St.) and Phase 1 (Banahaw corner Arayat St.).
- Manhole covers replaced at banahaw st cor. and Sierra Madre St.
- Drainer cover upgraded to steel.
- Repairs: Robin water pump and grass cutter are both fixed.
- Speed Bumps: Removed at main road.

Ongoing & Next Steps

- Street Lights: Phases 1,2, 3, and Main Road are on manual mode due to magnetic switch failure (Need to buy a new photo cell).
- Street Lights: Phase 1 back to automatic mode.
- Planning to fabricate and install pipe cover from Sierra Madre St.

- Speed Bumps: Planning removal in front of Phase 1 and Phase 3.
- Constructions: Main road- 40% finished.
  Pinatubo St- 90% finished.

6.a.) GPO Committee - Report was presented by PALA Security Supervisor Ricardo Escalante stated the following;

1. From September up to this month; Minor problem has been reported but manageable.
2. Trick or Treats- followed the call to enter policy, however due to long queue at the main gate, it causes traffic for both residents and guests lane.
3. Fake Sticker- The guard identified a suspected fake vehicle sticker on the vehicle. The owner was immediately informed and instructed to remove the sticker and surrender it to the PALA Office for proper verification and documentation.
   The matter was handled promptly in accordance with PALA regulations.

7. Office Staff Report- system update where it allows us to tracks and verify if homeowners/renter successfully receive, open and reply to emails, notices, and SOA's from the office.

8. Old Business:

- Phase 1 flood control project is completed and approximately 1.3 million pesos has been used; this include the additional transformer, pole and streetlights.
- Pre-planned to increase pump capacity in case if needed at a later date.
- Palm tree trimming is outsourced; areas near power lines that are requested were already cleared, while Phase 1, 2, 3 and Boulevard area is ongoing.
- CCTV System**:** Working with the contractor to stabilize weatherproofing for rainy days and possible adding more cameras.

9. New Business:

- Generose Lerio-appointed by the board as a Corporate Secretary.
- Christmas Party: Scheduled for December 19, 2026, from 5:00 PM to 10:00 PM.
  - Theme: Red, White, and Green
  - Format: Potluck Party
  - Entertainment: Singer – to be hired
  - Decoration: Professional decorator – to be hired
- New Gate Design- was discussed, subject to further discussion.
- Wall Plastering Project – Kitanlad St. to Pool Area: Proposed project cost is ₱164,800.00, subject to further discussion and approval by the Board.
- New Design for Next Year Sticker- ongoing.
- BDO Account is scheduled to close on January 2027.

Suggestions/Concerns/Complaints

- Check or Schedule to test the pump once in a while.
- Plan to add sump hole in Phase1, flood area to prevent backflow of water during heavy rains.
- Guards on duty fails to monitor or check who's coming out from the subdivision.
- Mentioned to hire new Atty./Lawyer.

8. Adjournment

Meeting was adjourned at 11:24 am.

Next Board Meeting will be on January 7, 2027

PULU AMSIC LOT OWNERS ASSOCIATION
CASH FLOW STATEMENT
October 2026

COLLECTIONS October 1- 30 2026) :			
Monthly Dues	381,322.00		
Advance Payment Monthly dues	312,044.00		
Stickers	7,200.00		
Boulevard Shared Maintenance	15,000.00		
Unknwon Deposit Security Bank	10,524.00		
TOTAL COLLECTIONS		***726,090.00***	
Less : EXPENSES			
Electricity Bill (Oct 2026)	97,363.78		
Water Bill (Oct 2026)	9,882.42		
Roving Guard Gas allowance	2,350.00		
Office Expenses (see itemized disbursement)	6,064.49		
Garbage Payment (Sept 2026) Barangay Amsic	60,000.00		
Repair & Maintenace - Machinery Equipment-(Gas and Diesel)	11,499.58		
Repair & Maintenance - Swimming Pool Meister - Pool Swimming Pool Chemical & Equip Trading (see itemized disbursement)	28,800.00		
Office and Maintenace Staff Salaries (Oct 01-31 2026)	210,526.63		
Benifits and Contribution Sept. 2026 - L.A De Jesus and Associates CPAs (see itemized disbursement)	19,360.78		
Retainers Fee - L.A De Jesus & Associates (Sept. 2026)	4,000.00		
Legal Retainers Fee - Atty. Sylvia Q. Alfonso-Flores Law Office October 2026)	15,000.00		
Security Payment			
Sept 16- 30 2026 (King Taurus Services) P 139,000.00	278,000.00		
Oct 01-15, 2026 (King Taurus Services) P 139,000.00			
General Maintenance Expenses, Repairs , Tools & Equipment, Facilities - (see itemized disbursement)	27,060.00		
Drainage modification project - Payment of Catch Basin on Pinatubo St - Kanlaon St , and Mainroad Benigno Pangilinan	160,628.00		
Final Payment Flood Control Phase 1 Banahaw St. Down Payment for Submersible pump Installation, and construction of sump pit (Donald Mendoza)	432,050.00		
TOTAL EXPENSE		₱ 1,362,585.68	
Net Loss			***-₱ 636,495.68***
Actual Bank Balance As of Oct. 02 ,2026		₱ 5,612,968.93	
Add : Oct. 30, 2026 Actual statement *(Net Short fall)*		*-₱ 636,495.68*	
Add. Bank Interest Gain			
Actual Bank balances as of Oct. 30, 2026			
Actual amount on BDO Bank Account : P 160,053.79		**₱ 4,976,473.25**	
Security Bank Gen Funds : P 1,786,419.46			
Securit Bank Emergency Fund : P 3,030,000.00			
Construction Bond as of Oct. 30, 2026 Security Bank Account #0000075765269		**₱ 1,353,349.40**	

PULU - AMSIC LOT- OWNERS ASSOCIATION INC. (PALA)	
ITEMIZED DISBURSEMENTS	
October 2026	
Office Expenses	
Tarp printing and delivery	1,560.00
internet bill	2,010.00
transpo and docs delivery	250.00
Biogesic,Bio flue	285.00
office load	352.00
book stand	502.75
coffee,sugar and creamer,tissue	874.74
staple, walis tambo	230.00
Total	6,064.49
Repair and Maintenance -Swimming Pool	
3Chlorine	27,300.00
vacuum head brush	1,500.00
	28,800.00
Benefits and Contributions	
SSS Contribution	11,200.00
SSS SL	1,849.28
Philhealth Contribution	3,684.50
Pag Ibig Fund Contribution	2,427.00
Transpo	200.00
	19,360.78
General Maintenance Expenses on Tools & Equipment,Repair , and Facilities	
nylon ,garbage bag	1,475.00
Paint,Pbrush,roller,latext paint,epoxy,thinner,ros cheese paint	4,460.00
Drainage inspection fee	1,000.00
tire,rim,	830.00
ebike repair, parts,labor,transpo	2,500.00
cutting disc,silicon,knots & Bolts,walis ting ting,2t oil,wrench	1,875.00
Battery for tractor,4 units photocell,	9,920.00
photocell installation and palm branches trimming under power lines	5,000.00
	27,060.00