Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
Email Address: office@puluamsic.com
Website Address: www.puluamsic.com
Cell phone : 0917-923-8604

PULU AMSIC LOTOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING

Date: September 3, 2026
Time: 10:00 a.m.
Venue: PALA Clubhouse

1. Call to Order
The meeting of the Pulu Amsic Lot owners Association Board of Directors was called to order at 9:00 a.m.

2. Roll Call
The Board Secretary conducted the roll call of the Board of Directors and recorded the attendance of the members present.
BOARD MEMBERS:
* Liezl Lames - Treasurer
* Asuncion Nocum - Auditor

OTHERS IN ATTENDANCE:
* Brian Craven – Village Captain
* Lito Sunga - Maintenance Supervisor
* Ricardo Escalante – PALA Security Supervisor
* Atty. Krizzy Gayle Martinez-Lacsamana - Counsel Zeppelin Suite

3. Determination of Quorum
A quorum was verified. The Board was therefore authorized to conduct business and take official action on the matters presented before it.

4. Approval of Previous Minutes
The minutes of the previous Board of Directors meeting were presented for review and approval.
Upon motion duly made by Asuncion and seconded by Liezl, the Board approved the minutes of the previous meeting.

5. Financial Report
The Treasurer presented the financial report for the period under review. The detailed financial report is attached to and forms part of these minutes.

6. Committee and Officers 'Reports

6.1 Maintenance Report
Sir Lito reported that subdivision maintenance activities are continuing despite the rainy weather conditions.
He further reported that drainage improvements are ongoing and have already improved drainage conditions in Phase Two. Approximately fifteen additional drainage improvements remain before completion of the project.
Sir Lito also reported that he is overseeing the pumping project intended to address flooding in Phase One.

6.2 Construction Report
Sir Lito reported that four construction sites are currently active within the subdivision, with two of the projects nearing completion.

Each active construction site is inspected at least once a month to ensure compliance with applicable subdivision regulations and construction requirements.

6.3 General Property Operations Report

Brian Craven reported that the security company continues to improve its operations and submits daily shift reports.

He noted that the security personnel have become more proactive in identifying and addressing security-related issues within the subdivision.

6.4 Village Captain's Report

Brian Craven reported that the PALA office staff and the Village Captain continue to monitor subdivision security, closed-circuit television cameras, streetlights, and the Phase One flooding project.

7. Old Business

7.1 Phase One Flooding Project

The Board discussed the ongoing Phase One flooding project, which has commenced and is nearing completion.

The estimated project cost is approximately PHP 1.3 million, including the cost of an additional transformer, power pole, and streetlight. The project has been designed with provisions for increased pumping capacity should additional capacity become necessary in the future.

7.2 Additional Streetlight

The Board discussed the installation of an additional streetlight at the newly installed power pole. The installation will proceed as part of the related electrical and flood-control improvements.

7.3 Perimeter Wall Tree Trimming

The Board discussed a request from Jose II, a homeowner, concerning the trimming of trees along the perimeter wall, particularly in the area adjacent to the boulevard.

The matter will be coordinated with the appropriate personnel for inspection and action.

7.4 CCTV Camera Protection and Expansion

The Board discussed the need to provide additional protection for the CCTV cameras during rainy weather.

The Association is currently working with the contractor to improve the stability and reliability of the CCTV system. The possibility of installing additional cameras was also discussed.

8. New Business

8.1 Proposed Pickleball Court at the Clubhouse

Resident Mark Reyes requested permission to establish a pickleball court at the clubhouse. He confirmed that all costs associated with the project would be paid by him.

Upon consideration of the request, the Board of Directors approved the proposed pickleball court, subject to the completion and communication of the project details.

A blast mail will be sent to the residents once the details have been finalized. The approved operating hours will be limited to 10:00 a.m. to 8:00 p.m.

8.2 Main Gate Design

The Board discussed the continuing development of the design for the main gate.

A second redesign has been prepared, and additional changes are expected as the Board evaluates the most practical and appropriate way to use the available space.

9. Action Items

The Board approved moving forward with the planning and development of the proposed new main gate.

The responsible officers and contractors shall continue evaluating the design, available space, construction requirements, and related project considerations.

9.1 Proposed Board Resolution No. 2026 - _____

The following proposed resolution was presented for consideration:

BOARD RESOLUTION NO. 2026 - _____

A RESOLUTION PROVIDING NOTICE TO PALA LOTOWNERS REGARDING THE

PROPOSED CONSTRUCTION OF A CELL TOWER BY ISON TOWER LTD., INC. WITHIN THE GOLF COURSE AREA OF BARANGAY AMSIC, ANGELES CITY, AND PROVIDING AN OPPORTUNITY FOR RESIDENTS TO EXPRESS THEIR OPINIONS

The proposed resolution concerns the provision of notice to PALA lot owners regarding the proposed construction of a cell tower by ISON Tower Ltd., Inc. within the Golf Course Area of Barangay Amsic, Angeles City, and the establishment of an opportunity for residents to express their views regarding the proposal.

10. Open Forum

The meeting was opened for discussion by homeowners and residents.
No homeowners appeared for the open forum, and no additional matters were raised.

11. Adjournment

There being no further business to discuss, the meeting was adjourned at 11:10 a.m.
Prepared and submitted for review and approval.

ASUNCION D. NOCUM
Board Secretary
Pulu Amsic Lot Owners Association

Brian K. Craven
Village Captain / Presiding Officer
Pulu Amsic Lot Owners Association

Attachments

- Treasurer's Financial Report
- Proposed Board Resolution No. 2026-____, if approved and adopted

PULU AMSIC LOT OWNERS ASSOCIATION
CASH FLOW STATEMENT
August 2026

COLLECTIONS August 1- 31 2026) :			
Monthly Dues	343,754.50		
Advance Payment Monthly dues	327,722.00		
Stickers	5,800.00		
Boulevard Shared Maintenance	7,500.00		
Road Users Fee	6,000.00		
Unknwon Deposit Security Bank	19,452.00		
TOTAL COLLECTIONS		***710,228.50***	
Less : EXPENSES			
Electricity Bill including 4 add account for Streetlights (Aug 2026)	111,206.97		
Water Bill (July 2026)	10,648.37		
Roving Guard Gas allowance	4,800.00		
Office Expenses (see itemized disbursement)	9,415.00		
Garbage Payment (July 2026) Barangay Amsic	60,000.00		
Repair & Maintenace - Machinery Equipment-(Gas and Diesel)	13,150.00		
Repair & Maintenance - Swimming Pool Meister - Pool Swimming Pool Chemical & Equip Trading (see itemized disbursement)	35,000.00		
Office and Maintenace Staff Salaries (Aug 01-31 2026)	209,561.84		
Benifits and Contribution July 2026 - L.A De Jesus and Associates CPAs (see itemized disbursement)	18,963.98		
Retainers Fee - L.A De Jesus & Associates (July 2026)	4,000.00		
Legal Retainers Fee - Atty. Sylvia Q. Alfonso-Flores Law Office (August 2026)	15,000.00		
Security Payment			
July 16- 30 2026 (King Taurus Services) P 139,000.00	278,000.00		
Aug 01-15, 2026 (King Taurus Services) P 139,000.00			
General Maintenance Expenses, Repairs , Tools & Equipment, Facilities - (see itemized disbursement)	28,158.90		
Drainage modification project - partial Payment of Catch Basin on Pinatubo St - Kanlaon St Benigno Pangilinan	88,013.00		
Flood Control Phase 1 Banahaw St. - AEC new account application, Final payment for Pole and electrical Supply Installation (Steffano Navarro)	126,635.55		
TOTAL EXPENSE		₱ 1,012,553.61	
Net Loss			***-₱ 302,325.11***
Actual Bank Balance As of July 30 ,2026		₱ 5,484,894.56	
Add : Aug 30, 2026 Actual statement *(Net Shortfall)*		*-₱ 302,325.11*	
Add. Bank Interest Gain Aug. 2026 SB			
Actual Bank balances as of Aug 29, 2026			
Actual amount on BDO Bank Account : P 160,028.10		**₱ 5,182,569.45**	
Security Bank Gen Funds : P 1,992541.35			
Securit Bank Emergency Fund : P 3,030,000.00			
Construction Bond as of Aug 29 ,2026 Security Bank Account #0000075765269		**₱ 1,333,210.37**	

PULU - AMSIC LOT- OWNERS ASSOCIATION INC. (PALA)	
ITEMIZED DISBURSEMENTS	
August 2026	
Office Expenses	
Soap powder,Fabcon (blue),fabcon spray	386.00
copy of Doc from HSAC	3,108.00
office load	352.00
internet bill	2,010.00
Batteries, bond papers, folder, correction tape	2,109.00
gear oil, brake pad and service for ebike repair	1,450.00
Total	9,415.00
Repair and Maintenance -Swimming Pool	
4Chlorine	35,000.00
	35,000.00
Benefits and Contributions	
SSS Contribution	11,200.00
SSS SL	1,849.28
Philhealth Contribution	3,687.70
Pag Ibig Fund Contribution	2,027.00
Transpo	200.00
	18,963.98
General Maintenace Expenses on Tools & Equipment,Repair , and Facilities	
Bulb ,spray and paint,convex mirror,Tire, tube	1,808.90
Nylon,clutch lining	2,150.00
kalaykay	1,800.00
Fire Extinguisher	3,200.00
Palm leaves hauling 16 truck load	19,200.00
	28,158.90

Pulu Amsic Clubhouse, 2nd Floor Conference Room
Email Address: __office@puluamsic.com
Website Address: www.puluamsic.com
Cell phone : 0917-923-8604

PULU AMSIC LOTOWNERS ASSOCIATION

BOARD RESOLUTION NO. 2026-___

A RESOLUTION PROVIDING NOTICE TO PALA LOTOWNERS REGARDING THE PROPOSED CONSTRUCTION OF A CELL TOWER BY ISON TOWER LTD., INC. WITHIN THE GOLF COURSE AREA OF BARANGAY AMSIC, ANGELES CITY, AND PROVIDING AN OPPORTUNITY FOR RESIDENTS TO EXPRESS THEIR OPINIONS

WHEREAS, the Pulu Amsic Lot Owners Association, Inc. "PALA" is committed to keeping its Lot Owners and residents informed of proposed developments that may affect the community, including matters involving public safety, health, property values, aesthetics, traffic, telecommunications infrastructure, and the general welfare of residents;

WHEREAS, PALA has been informed of a proposal by ISON Tower Ltd., Inc. to construct a cell tower within the Golf Course Area of Barangay Amsic, Angeles City, in proximity to the Pulu Amsic Subdivision;

WHEREAS, PALA recognizes that the proposed cell tower may be of interest and concern to **PALA** Lot Owners and residents, particularly with respect to its location, height, appearance, construction activities, potential effects on surrounding properties, access, safety, and compliance with applicable laws, regulations, permits, and government requirements;

WHEREAS, PALA considers it appropriate to provide residents with timely notice of the proposed project and a reasonable opportunity to express their opinions, comments, questions, objections, or support regarding the proposed construction;

WHEREAS, PALA further recognizes that any decision concerning the issuance of permits, approvals, clearances, or authority to construct the proposed cell tower rests with the appropriate government agencies and authorities, and that PALA's role is to inform its residents and facilitate the expression of community views;

NOW, THEREFORE, BE IT RESOLVED, as it is hereby resolved by the Board of Directors of the Pulu Amsic Lot Owners Association, Inc., as follows:

Section 1. Notice to **PALA** Residents
PALA shall provide formal notice to its Lot Owners and residents regarding the proposal of ISON Tower Ltd., Inc. to construct a cell tower within the Golf Course Area of Barangay Amsic, Angeles City.
The notice may be disseminated through one or more of the following methods:

- Posting at the **PALA** Office, clubhouse, guardhouse, or other appropriate community locations;
- Circulation through **PALA's** official communication channels, including email, bulletin notices, website postings, or resident messaging platforms;

- Distribution of written notices to affected or interested Lot Owners; and
- Any other reasonable method determined by the PALA Board of Directors.

Section 2. Opportunity to Express Opinions
Lot Owners and residents shall be allowed a reasonable opportunity to express their opinions regarding the proposed cell tower.

Residents may submit comments, questions, concerns, objections, or statements of support to the PALA Office for recording and appropriate referral. PALA may compile the comments received and, where appropriate, transmit them to ISON Tower Ltd., Inc., Barangay Amsic, Angeles City, and/or the relevant government agencies.

PALA shall not represent that the submission of an opinion, signature, or objection automatically determines whether the cell tower will be constructed. The purpose of the process is to document and communicate the views of PALA Lot Owners and residents to the proper parties.

Section 3. Sign-In Sheet for Lot Owners Opposed to the Proposed Tower
A sign-in sheet shall be made available at the PALA Office for PALA Lot Owners who do not want the proposed cell tower to be constructed within the Golf Course Area of Barangay Amsic, Angeles City.

The sign-in sheet shall include, at a minimum, the following information:
- Name of lot owner;
- Block and lot number;
- Signature;
- Date signed; and
- Optional contact information for purposes of verification or follow-up.

Signing the sheet shall indicate that the undersigned lot owner does not support the proposed construction of the cell tower. The sign-in sheet shall not be interpreted as a transfer of property rights, waiver of legal rights, or authorization for PALA to act beyond the authority granted to it under its bylaws and applicable law.

Section 4. Verification and Recordkeeping
The **PALA** Office shall maintain the sign-in sheet and any written comments received from residents in an orderly manner.

PALA may verify the identity and lot ownership of individuals signing the sheet when necessary. The records shall be retained as official community records, subject to applicable privacy requirements and reasonable administrative procedures established by the PALA Board of Directors.

Section 5. Coordination With Authorities
The PALA Board of Directors, through its authorized officers or representatives, is authorized to communicate with ISON Tower Ltd., Inc., Barangay Amsic, Angeles City, and other appropriate government offices regarding the proposed project.

Such communication may include requesting available project information, identifying the applicable permitting process, forwarding resident comments, requesting community

consultation, and seeking clarification regarding the proposed cell tower's location, design, construction schedule, safety measures, and compliance with applicable requirements.

Section 6. No Final Determination of Government Approval
This Resolution shall not be construed as an approval, endorsement, rejection, or final determination regarding the proposed cell tower.

The purpose of this Resolution is to provide notice, facilitate resident participation, document the views of PALA Lot Owners, and authorize appropriate communication with the project proponent and relevant authorities.

Section 7. Implementation
The PALA Office and the appropriate PALA officers are authorized and directed to implement this Resolution, prepare the necessary notice, make the sign-in sheet available, receive resident comments, and maintain the related records.

Section 8. Effectivity
This Resolution shall take effect immediately upon its approval by the PALA Board of Directors.

APPROVED AND ADOPTED this 3rd day of September 2026, at Pulu Amsic Subdivision, Barangay Amsic, Angeles City, Philippines.

CERTIFICATION
I hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Directors of the Pulu Amsic Lot Owners Association, Inc. on September 3, 2026.

ASUNCION D. NOCUM
Board Secretary
Pulu Amsic Lot Owners Association, Inc.