



**MINUTES OF THE 12TH ANNUAL GENERAL MEMBERSHIP MEETING
OF THE NEIGHBORHOODS AT ANVAYA COVE
HOMEOWNERS ASSOCIATION, INC. (NHOA)**

Held on 12 October 2024 at 9:00 AM
at Horizon Hall, Anvaya Cove Golf and Sports Club
Morong, Bataan

MEMBERS PRESENT OR
REPRESENTED BY PROXY:

(See attached list)

I. CALL TO ORDER

The Chairman of the meeting, Mr. Jose Maria Cardenas, called the meeting to order and presided over the same. He welcomed the members attending the meeting in-person, and thanked the members participating through the *voting in absentia* system or their appointment of a proxy.

Mr. Cardenas also welcomed all the members of the Board of Trustees joining in the meeting and acknowledged the presence of the members of the Election Committee, representatives of its legal counsel, Co Ferrer and Co Law Offices, representatives of Ayala Property Management Corporation (APMC), representatives of Ayala Land Inc. (ALI), representatives of Peninsula Electric Cooperative, Incorporated (PENELCO), representatives of Manila Water Philippine Ventures Inc. (MWPV) and representatives of Globe Telecom, Inc.

II. CERTIFICATION OF NOTICE AND DETERMINATION OF QUORUM

Upon inquiry, the Association Secretary, Engr. Teodoro Crisostomo certified that all the members of record of the Association were duly notified of the annual meeting thru the following manners:

- (i) by sending the notice to the respective addresses of the members indicated in the membership rolls;
- (ii) by email for those who have provided the Association with their email address;

- (iii) by posting on the Association's website; and
- (iv) by posting at the office of the Association, on bulletin boards and in conspicuous places within the community.

He further stated that the members had been notified of the meeting in accordance with the Association's by-laws and applicable rules, including the Rules of Procedure for Attendance in Person and Voting by Proxy and In Absentia, the Election Rules, and the relevant rules and regulations of the Department of Human Settlements and Urban Development.

He likewise certified that a quorum was present for the transaction of business, with members owning at least two hundred ninety (290) lots or 53.02% of the total members entitled to vote, being present or represented at the meeting.

The Chairman then requested the Association Secretary to present the rules of conduct and voting procedures for the meeting.

Engr. Crisostomo thereafter proceeded to discuss the rules governing attendance, as well as the procedures for voting by proxy and in absentia, as follows:

1. Members in good standing as of 01 September 2024 who have submitted their written confirmation by 02 October 2024 of their intention to participate in the meeting, may attend the meeting and may cast their votes or by appointing a proxy. Members may also send their questions or comments to the same email address on or before 06 October 2024 at 5:00 p.m.
2. Voting ended at 9:30 a.m. Beyond this time, Members may no longer vote in person or by proxy.
3. After the vote has been submitted, the votes may no longer be changed.
4. At 9:31 a.m. of 12 October 2024, the COMELEC, with the assistance of the Property Management Team, and the Association's legal counsel will count and tabulate the votes cast in person and by proxy.
5. The winners shall be announced by the COMELEC during the meeting.
6. Engr. Gerald A. Francisco will read the questions or comments during the Question-and-Answer period, which will take place in Other Matters of the Agenda.

III. APPROVAL OF THE MINUTES OF THE ANNUAL GENERAL MEMBERSHIP MEETING HELD ON 14 OCTOBER 2023

The electronic copies of the Minutes of the Annual General Membership Meeting held on 14 October 2023 had been distributed to the members' registered email addresses and were likewise made available on the Association's official website.

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

"RESOLVED, AS IT IS HEREBY RESOLVED, to approve the Minutes of the Annual General Membership Meeting held on 14 October 2023."

IV. APPROVAL OF THE PRESIDENT'S REPORT AND 2023 AUDITED FINANCIAL STATEMENTS

The President's Annual Report for the year 2023–2024, as presented by the Property Manager, Engr. Gerald A. Francisco, provided a comprehensive overview of the community's growth, sound governance, and unwavering commitment to quality living.

The accomplishments of the Association for the years 2023 and 2024 were reported as follows:

A. PRESIDENT'S REPORT

(1) Property Profile

The Neighborhoods at Anvaya Cove Homeowners Association, Inc. (NHOA), the "**Property**", continues to be the largest stakeholder within Anvaya Cove, comprising thirteen (13) established neighbourhoods, namely:

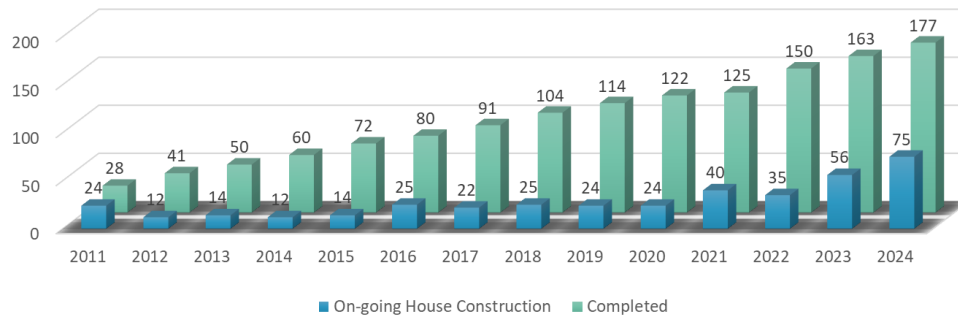
1	N1	Cliffside
2	N2	Mango Grove
3	N3	Horizon Point
4	N4	Woodpark
5	N5	Bamboo Grove
6	N6	Narra Grove
7	N7	Vistas at Mango Grove
8	N9	Woodridge Hills
9	N13	Fairway Crest
10	NS1	Parkway Vistas
11	S2A	South Coast
12	S2B	South Grove
13	N12	Brookside

The Association manages a total of fifty-one (51) hectares of Common Areas and sixty-eight (68) hectares of Saleable Areas within the community.

The Common Areas, while owned by the Developer, are under the administrative control of the Association and are being maintained by Ayala Property Management Corporation (APMC), with the assistance of its accredited service providers. The arrangement ensures the orderly upkeep and preservation of shared spaces in accordance with the community's standards.

(2) Community Growth

The year recorded a notable increase in residential development, with house constructions accounting for twenty-three percent (23%) of the total available lots, inclusive of completed units. This growth reflects the steady expansion of the community and sustained confidence among property owners.



STATUS	N1	N2	N3	N4	N5	N6	N7	N9	N12	N13	NS1	NS2A	NS2B	TOTAL
COMPLETED	36	53	2	22	10	13	8	13	0	2	16	2	0	177
ON-GOING	16	20	1	8	5	1	3	1	1	3	9	3	4	75

The governance and overall management of the Association remain vested in the Board of Trustees, whose members provide strategic direction and policy oversight in support of the Association's mission and operations.

(3) Board of Trustees and Officers



(4) Property Management Team

The Property Management Team is responsible for the day-to-day operations of the Property, which include the maintenance of common areas, landscaped grounds, housekeeping, and essential equipment. The team is also tasked with the enforcement of rules and regulations in accordance with the Association's By-laws and the applicable legal provisions governing the Property.

Director	Mr. Robert N. Rivera
Operation Director	Mr. George L. Cadhit
ALP Brand Herad	Mr. Princesina U. Santos
Operation Manager	Ar. Dennis C. Orduña
Property Manager	Engr. Gerald A. Francisco
Property Officer	Ar. Anghel Vic Cruz
Finance Manager	Ms. Fatima Soriano
Collection Assistant	Ms. Joey Ann D. Abasta
Administrative/Billing Assistant	Ms. Rhengie T. Dilig
Village Engineer	Engr. Lance Triguero
Development Control Officer	Ar. Sheena Alonzo
Development Control Officer	Engr. Phien Umandap
Security Officer (Day Shift)	S.O. Ronaldo Aquino
Security Officer (Night Shift)	S.O. Edgar Ocaya
Maintenance Supervisor	Mr. Ariel Palad
Maintenance Lead Man (1)	Mr. Christian Rae Perez
Maintenance Lead Man (2)	Mr. Rudyvin Baradas

In addition to its operational responsibilities, the Property Management Team serves as the primary administrative arm of the Association, ensuring the effective delivery of services and upholding the safety, security, and welfare of all members of the community.

(5) Service Providers

The Association engages various accredited service providers to support its operations and ensure the efficient delivery of essential services. The following providers are currently contracted:

AYALA PROPERTY MANAGEMENT CORPORATION	Property Management
LSERV CORPORATION	Administrative and Engineering Staff
UNITED MEGAFORCE SECURITY SERVICES INC.	Security Services
FIELDMEN JANITORIAL SERVICES CORPORATION	Grounds Maintenance Services

PEST SCIENCE CORPORATION	Pest Control Services
GLOBE TELECOM	Internet and Telecommunication
MANILA WATER PHILIPPINE VENTURES INC.	Utilities (Water)
ANVAYA COVE POWER REDISTRIBUTION	Utilities (Power)
RAMON F. GARCIA and COMPANY, CPAS	Independent External Auditor
ANVAYA INFRASTRUCTURE GROUP	Garbage Collection

(6) Committees

The Association acknowledged the vital role played by the committees in assisting the Board in achieving its goals effectively and efficiently. They have worked diligently thru addressing various issues and undertake projects that benefited the community as a whole over the year.

Each committee comprises with dedicated individuals who volunteered their time and expertise to contribute to the betterment of the community. Their collaborative efforts and contributions are greatly appreciated and positively contributed to the overall well-being and development of the community:

a. Operations Committee

- Engr. Arnold Duay - Chairman
- Mr. Victor Samson Jr. – Member
- Mr. Jose Maria Cardenas – Member
- Engr. Teodoro Crisostomo – Member
- Ar. Josefino Lucas – Member

The Operations Committee oversees the Property Management Team. The committee reviews the operating policies and practices of the village. They are active in ensuring that day-to-day operations are running smoothly.

b. Audit Committee

- Ms. Maria Milagros De La Fuente - Chairman
- Mr. Israel Basilio – Member
- Engr. Arnold Duay – Member

The Audit Committee is responsible in auditing the account of the Association. It conducts audit at least annually and submit report thereon to the Board of Trustees.

c. Finance Committee

- Ms. Maria Milagros De La Fuente - Chairman
- Mr. Israel Basilio – Member
- Mr. Mitchell Gault – Member

The Finance Committee serves as a coordinating body for all financial matters of the Association.

d. Utilities and Developer Concerns Committee

- Mr. Jose Maria Cardenas - Chairman
- Engr. Arnold Duay - Member
- Engr. Teodoro Crisostomo – Member
- Mr. Victor Samson Jr. – Member
- Mr. Israel Basilio – Member
- Mr. Israel Silud – Member

The Utilities and Developer Concerns Committee works closely and regularly with Ayala Land Inc. (the “Developer”) for infrastructure issues, utility concerns, external community and government entities.

e. Environmental Committee

- Mr. Harry Tang - Chairman
- Ms. Maria Milagros De La Fuente – Member
- Mr. Israel Basilio – Member

The Environmental Committee is tasked with planning, organizing and implementing environmental projects and initiatives.

f. Socio-Cultural Affairs Committee

- Mr. Harry Tang - Chairman
- Ms. Maria Milagros De La Fuente – Member
- Ms. Mary Nechris Lucas – Member

The Socio-Cultural Affairs Committee is tasked with planning, organizing and implementing social activities that will help improve interpersonal relation among the members of the Association and enliven the Community as a whole. It is the responsibility of the committee to develop programs and activities which will deepen the cultural awareness among the members.

g. Technical Construction and Design Committee

- Engr. Teodoro Crisostomo - Chairman
- Ar. Josefina Lucas – Member
- Engr. Arnold Duay – Member

The Technical Construction and Design Committee ensures that houses and other improvements on the owners' lots are built in compliance with the Association's construction rules and the provisions of the Deed of Restrictions.

h. Grievance and Adjudication Committee

- Mr. Israel Basilio – Member
- Atty. Elfren Hipolito Jr. - Member

The Grievance and Adjudication Committee shall accept and investigate complaints filed by a member against any other member or officer of the Association and shall settle or arbitrate any dispute within its power in the community. In the event that the grievance is not settled by the committee, its decision may be brought before the Board of Trustees for appropriate action.

i. Security Committee

- Ms. Maria Milagros De La Fuente – Chairman
- Mr. Jose Maria Cardenas – Member
- Mr. Reynaldo Yap – Member

- Mr. Angelito Jao – Member
- Ms. Ma. Teresa Guanzon-Hayward

The Security Committee was recently established in response to the continued expansion of the Association's geographical scope, the increase in residential construction, and the evolving landscape of Anvaya and its environs. It is mandated to collaborate with the developer and property management in reviewing existing security measures and implementing responsive strategies to ensure the safety and well-being of residents and the protection of property.

j. Election Committee

- Ms. Ma. Teresa Guanzon-Hayward - Chairman
- Mr. Reynaldo Yap - Member
- Mr. Nicolas Lansang Jr. – Member

The Election Committee is responsible for overseeing the election process, formulating election rules and ensuring the dissemination to all members.

All members of the Association were strongly encouraged to join any of the committees as their knowledge and experience in providing suggestions and helping deliver progress will be of great value add to the community.

k. Data Response Team

- Mr. Jose Maria Cardenas - Chairman

- Ms. Maria Milagros De La Fuente – Member
- Mr. Harry Tang – Member
- Engr. Teodoro Crisostomo – Member
- Atty. Sydney Guadalupe - Adviser
- Engr. Gerald Francisco – Adviser

The Data Privacy Response Team shall be accountable in ensuring the compliance by the Association in Data Privacy Act, its implementing rules and regulations and other applicable laws and regulations related to privacy and data protection.

The Association encouraged members to actively participate in the committees, recognizing their essential role in shaping a well-governed, secure, and vibrant community.

B. OVERVIEW OF THE YEAR

The value brought by members who generously contribute their time and expertise continues to make a significant impact on the community's growth and development.

The past twelve (12) months may be best described as transformative, marked by notable changes that have meaningfully shaped both the character and functionality of the neighbourhoods.

(1) Landscape Areas

During the last General Membership Meeting, members expressed a collective call to enhance the community's green spaces. Among the suggestions raised were the cultivation of designated areas for vegetable gardening and the adoption of sustainable, climate-adaptive plant species. These initiatives aim not only to improve aesthetics and functionality but also to support environmental sustainability and promote community well-being.

In response to this call, the Association has taken meaningful steps toward sustainability as follows:

1.1 Transforming Landscapes

- **Sustainable Plant Integration.** Incorporated sustainable plants into the neighbourhoods' landscape
- **Use of Mountain Rocks.** Incorporated mountain rocks in landscape areas to transform it by adding natural beauty and functional benefits.
- **Installation of Grass Pavers at Guru Guru Park.** Installed grass pavers in Guru Guru Park to blend functionality with natural beauty.

- **Tree Trimming Project.** Undertook an extensive tree trimming project aimed at enhancing the overall health and vitality of the neighbourhood's groundcovers. To facilitate the project, Cherry Picker had been utilized, which allowed the Association to reach higher branches safely and efficiently, ensuring that even the tallest trees received the necessary care

1.2 Pathwalk at Guru-Guru Park

The Association continues to implement tree planting along easement areas, recognizing both the substantial environmental benefits and the positive effect on property values. The trees enhance the visual landscape of the community, while also serving critical ecological functions, improving air quality, reducing soil erosion, and fostering biodiversity by offering natural habitats for local wildlife.

1.3 Landscape Audit

The Association, through its continued collaboration with the Developer, engaged the Ayala Land Premier Landscape Manager to conduct comprehensive landscape audits held from June 10 to 14, 2025, and again in September of the same year. The audits were undertaken with the objective of enhancing the quality and sustainability of the community's landscape areas.

In addition to the audits, training sessions and workshops were conducted for the grounds maintenance team to strengthen technical capacity and ensure adherence to best practices. Furthermore, the Landscape Manager committed to providing a comprehensive manual outlining a year-long program designed to guide the continuous improvement of landscape management and maintenance efforts.

The Association received commendations for the recent improvements implemented across the community, while also identifying areas for further enhancement to sustain ongoing development.

(2) Facilities and Quality of Life

2.1 Property Officer

With respect to the facilities and quality of life inside estate, the Association is pleased to announce the addition of a new team member to the Property Management Team—a dedicated **Property Officer**—tasked with overseeing the operations and maintenance of the Association. This new role was created in response to the community's continued growth and is intended to support the effective oversight of the Association's operations and maintenance.

2.2 NHOAI Community Center

In line with the various developments being implemented, the Board of Trustees and the Operations Committee are actively collaborating with the developer to oversee and

monitor the progress of the forthcoming Association Community Center. This reflects the Association's continued commitment to enhancing shared spaces and elevating the overall quality of life within the community. Further updates and information regarding the Community Center will be reported by the Developer later in the meeting.

2.3 Road Repair

The Board successfully lobbied the developer to undertake necessary repairs on several road sections within the community. Ayala Land, Inc. (ALI) has committed to addressing identified roadworks in Mango Grove, Woodpark, Parkway Vistas, and Bamboo Grove, with the repair schedule set from October 2024 to April 2025.

2.4 Utilities

The Board and the Utilities Committee works closely with Anvaya Infra-Power and Manila Water to reduce rates and enhance service quality. Further, they are working with the Developer and Globe to improve both mobile and broadband telecom services. Details of significant projects and improvements including new water sources, cell phone signal, power reliability and savings will be shared in their upcoming presentation.

2.5 Installation of Uplights

Garden lights at the entrance landscape areas had been installed to enhance the beauty, safety, and functionality of the outdoor spaces.

2.6 Renovation of Security and Maintenance Office

It was reported that the Security and Maintenance Office had been renovated, including completely retiling the floors and upgrading the ceiling. The project not only enhances the aesthetic appeal of the workspace but also improves functionality and safety. The new tiles are durable, easy to clean, and designed to withstand heavy foot traffic, ensuring a long-lasting and professional environment.

2.7 Automated Teller Machine (ATM)

Together with the Developer, the Association had coordinated with BPI to install an ATM Machine at Anvaya Cove. As of September 2024, the ATM Machine at the admin office building is fully operational.

(3) Safety and Security

3.1 Road Signage

Signs such as "Keep Right" and "Stop" were strategically put up for better road safety and traffic flow. These signs guide drivers, prevent accidents, and ensure smooth traffic flow. Durable, reflective materials ensure visibility in all conditions. These efforts contribute significantly to safer and more efficient roadways.

3.2 Road Markings

The Association collaborated with the Developer to address areas lacking proper road markings which had been completed already. Likewise, converging mirrors for areas where they are needed had been requested.

3.3 Purchase of New Traffic Cones

The recent acquisition of new traffic cones and bollards, seemingly modest initiative that nonetheless marks a meaningful advancement in road safety and traffic management within the estate. The upgraded materials offer enhanced visibility and durability, align with regulatory standards, and provide versatile applications suited for various environments. Further, its environmentally conscious design reinforces the Association's commitment to sustainable practices.

3.4 Drug Tests for Construction Workers' ID Applications

The Association implemented the requirement of drug testing for construction workers as part of the ID application process. It is an essential measure aimed at enhancing workplace safety. Further, it ensures that all workers are fit for duty, supports regulatory compliance, fosters a healthier and more responsible workforce, and significantly reduces operational risks.

3.5 Formation of Security Committee

The Association initiated the formation of a Security Committee with the objective of enhancing community safety and strengthening stakeholder collaboration in response to the community's continued growth. The Committee is tasked with developing and regularly reviewing security policies, operating in a consultative manner that incorporates feedback from both residents and security personnel. It also aims to prioritize the welfare and job satisfaction of security guards, recognizing their critical role in maintaining peace and order. Further, the Committee shall serve as a vital link between residents and security groups, fostering open communication and mutual understanding to ensure a secure and well-integrated community.

3.6 Repainting of Fire Hydrants

The Association undertook the repainting of fire hydrants as a proactive safety measure to ensure these critical emergency devices remain both functional and highly visible. Given their essential role in providing firefighters with immediate access to water during emergencies, maintaining the hydrants' visibility is paramount. The initiative addresses the issue of faded paint, ensuring that each hydrant remains easily identifiable and readily accessible when needed.

3.7 Formation of Security Committee

The Security Committee is formed to develop and review security-related policies and protocols. It operates consultatively, incorporating input from residents and security personnel. The committee also serves as a conduit for effective communication and collaboration between residents and the security team, promoting mutual understanding and enhancing overall community safety.

3.8 Training and Seminars

To enhance the efficiency and effectiveness of its security personnel, the Association has implemented a series of comprehensive training programs, orientations, and seminars. These initiatives aim to ensure that the guards are well-equipped to deliver professional and quality service. The trainings and seminars were conducted as follows:

- Video Training Materials prepared by APD
- Regular Martial Arts (Weekly Arnis Training)
- Firing Proficiency Training (April 12 and April 16, 2024)
- Customer Service Training (April 24, 2024)
- Preservation of Evidence (Seminar conducted by PNP on April 28, 2024)
- Work, Attitude and Values Enhancement Seminar (May 14, 2024)
- Bomb Awareness Seminar (June 3, 2024)
- Task Training (June 15, 16, 22, 23, 29, 30 and July 6 and 7, 2024)
- Customer Service Refresher (July 1, 2024)
- Leadership Seminar (July 5, 2024)

3.9 Weekly Emergency Response Team (ERT) Drills

As part of the Association's comprehensive emergency preparedness program, Emergency Response Team (ERT) drills are conducted on a weekly basis. These drills simulate a wide range of potential emergency scenarios—including fire, earthquake, typhoon, flooding, bomb threat, power interruption, sabotage, injuries or accidents, theft, and weapons-related incidents. This rigorous and consistent training enables the Association to continuously refine and strengthen its emergency response protocols, ensuring the safety and security of the community under any circumstance.

3.10 ERT and Safety Audit

The Association conducts regular assessments of its Emergency Response Team (ERT) and safety protocols to ensure preparedness and alignment with established standards. This includes the review of emergency procedures, evaluation of staff training, and inspection of equipment readiness.

3.11 Digitalization

To enhance security measures, the Association is planning to establish a centralized digital database to store and manage security-related information. This initiative involves

reviewing current security protocols, evaluating staff training, and assessing equipment readiness as part of the transition to a more efficient and secure digital system.

(4) Sustainability

The Board and the Property Management Team are committed to promoting and implementing sustainable practices that support the long-term health, well-being, and resilience of the community. Proactive initiatives in environmental responsibility and resource efficiency have been undertaken, including the following:

4.1 Sustainability Staff

Dedicated personnel have been assigned to lead and implement sustainability-related initiatives, ensuring that the community's operations align with environmental standards and support continuous improvement in sustainable practices. The scope of this role includes:

- Enhancing productivity and efficiency of the plant nursery
- Vermicomposting
- Vegetable Garden Projects

4.2 Expansion of Vegetable Garden

The Association has expanded its vegetable garden as part of its commitment to sustainability, food security, and community engagement. The garden area has increased by thirty percent (30%), enabling the cultivation of a wider variety of vegetables and allowing more residents to participate in gardening activities. This initiative promotes cooperation among residents, supports access to fresh and healthy produce, and enhances overall well-being. It also contributes to environmental sustainability by reducing the carbon footprint associated with transporting food.

4.3 Purchase of Electric Cargo Bike

The Association has acquired an electric cargo tricycle to support eco-friendly transportation within the community. This initiative aims to reduce maintenance costs, enhance mobility for grounds and technical maintenance teams, and support sustainability efforts. In addition to being energy-efficient, the e-trike offers greater cargo capacity, making it a practical solution for transporting tools, materials, and other supplies necessary for day-to-day community operations.

4.4 Shift to Bottomless Printers

The Association has invested in bottomless printers to improve office efficiency and sustainability. These high-capacity printers enable continuous printing with minimal interruptions, thanks to large paper trays and high-yield ink systems. The shift has resulted in significant cost savings through efficient ink usage and reduced downtime. Likewise,

these printers support environmental sustainability by minimizing waste and incorporating energy-saving features.

4.5 Invasive Vine Clearing

The Board of Trustees continues to oversee the invasive vine removal project in coordination with the Developer and Anvaya Cove Infrastructure. These invasive vines pose a serious threat to mature trees by strangling and weakening them, eventually causing their death. The ongoing clearing efforts aim to protect native plant species, preserve biodiversity, and promote a healthier and more resilient ecosystem within the community.

4.6 Reuse of Water from Creeks

The Board has actively advocated for the use of sustainable water sources, such as the collection of surface runoff from seasonal brooks. Anvaya Cove Infrastructure is currently implementing this initiative, which will soon augment the water supply for the golf course. This effort supports responsible water management and reinforces the community's commitment to environmental sustainability.

4.7 Net Metering

The Developer, Anvaya Cove Infra-Power, together with the Board and the Utilities Committees, collaborated to implement Net Metering within Anvaya Cove. This initiative is designed to promote energy efficiency and sustainability by enabling residents to generate their own electricity and feed surplus energy back into the power grid. The program not only encourages the use of renewable energy sources but also supports cost savings and energy independence within the community.

4.8 Tree Planting

In 2024, the Association planted four hundred (400) tree saplings within Anvaya Cove as part of its environmental sustainability efforts. This initiative enhances the visual appeal of the community, improves air quality, and may yield a future harvest, contributing to both ecological health and the well-being of residents.

4.9 Plant Nursery

Since January, the Association has produced thirty-nine thousand five hundred (39,500) saplings—a five percent (5%) increase from the previous year. This accomplishment has resulted in savings of approximately Php 2.95 million and ensures a steady supply of healthy, site-adapted plant materials for community use.

4.10 Vermiculture

The Association continues to practice vermicomposting as part of its waste reduction and sustainability efforts. This process produces nutrient-rich organic fertilizer that enhances soil health and supports the community's organic cultivation practices. Since January,

fifty-six (56) sacks of vermicompost have been produced—a ten percent (10%) increase from the previous year.

Notably, the Association has not purchased a single bag of vermicompost in the past eleven (11) years. Residents may request vermicompost through the Administration Office.

4.11 Earth Hour

The Association participates in Earth Hour annually, encouraging residents to switch off non-essential lights for one hour and community streetlights for several hours. This collective effort saves approximately twenty-six (26) kilowatt-hours of electricity and contributes to reducing the community's carbon footprint, reinforcing our commitment to environmental awareness and sustainability.

(5) Community Events

ACTIVITIES AND EVENTS

5.1 First Saturday Mass

The Association, in partnership with the Anvaya Beach and Nature Club, organizes a monthly Mass and religious service to foster spiritual growth and community participation. Activities include the Holy Mass, Confession, Communion, Rosary, Benediction or Adoration, and Consecration to the Immaculate Heart of Mary.

5.2 Resident's Meet and Greet

Held on 14 October 2024, the Residents' Meet and Greet was a vibrant and well-attended event that brought residents together, rekindling old friendships, creating new bonds, and strengthening the community spirit.

5.3 Treats on Wheel

On 31 October 2024, the Association organized the "Treats on Wheel," a Halloween tradition where staff dressed in costumes delivered personalized tubs of treats to children around the community—bringing joy and excitement to young residents.

5.4 Community Garage Sale

On 04 November 2023, the Association hosted its first-ever community garage sale, transforming the service yard parking area into a bustling marketplace. Beyond great bargains, the event provided an opportunity for neighbors to connect and engage.

5.5 Christmas Party for NHOAI Staff

The Association celebrated the Christmas season with a festive gathering for its staff on 14 December 2023 at Buko Valley Resort. Highlights included a bibingka stall, live music, raffles, games, and giveaways, recognizing the dedication and service of the staff.

5.6 Christmas Décor Contest

Winners of the 2023 Christmas Décor Contest were announced on 16 December 2023. The annual event continues to encourage resident creativity while spreading festive cheer and fostering community pride.

5.7 Christmas Party for Household Helpers and Drivers

A special Christmas celebration was held on 21 December 2023 for household helpers and drivers at the Anvaya Cove Service Yard. The event featured games, music, and a hearty feast, bringing festive joy to over sixty-three (63) attendees.

5.8 Valentine's Day, Mother's Day and Easter Sunday Activities

The Association celebrates important occasions with simple yet meaningful gestures such as greeting cards and small tokens during Christmas, Valentine's Day, Mother's Day, and Father's Day—making residents feel cherished and appreciated.

5.9 Pinoy Food Fair

On 16 June 2024, the Association hosted a Philippine Street Food Fair at the Admin Conference Room. The event showcased a variety of traditional Filipino street foods such as kwek-kwek, kakanin, and taho, offering attendees a delightful culinary experience.

5.10 SummART Time Art Workshop

A three-day art workshop was held on 20 and 27 April, and 4 May 2024 at the Admin Conference Room. Open to participants of all ages, the workshop offered hands-on sessions in acrylic painting, charcoal sketching, and other techniques, guided by professional instructors. The event concluded with a mini exhibition of participants' artworks, celebrating their creativity and newly acquired skills.

5.11 Other Activities

- **Let's Get Vaccinated.** A flu vaccination drive was conducted from 5 to 9 June 2024 at the Anvaya Clinic, offering free flu shots to interested community members to help boost immunity ahead of flu season.
- **Green Mangoes and Cashew Season.** During the summer season, the Association made freshly harvested green mangoes and cashew available upon request, promoting community sharing and appreciation of local produce.

UPCOMING EVENT

5.12 Resident's Meet and Greet

An upcoming event is the residents meet and greet which will be held on 16 November 2024.

(6) CSR and Relation Management

ACTIVITIES AND EVENTS

6.1 Clean-up Drive

The Association continues to foster a strong sense of community and environmental responsibility. A community cleanup drive was successfully conducted on 31 January 2024, during which HOA staff and volunteers collected a total of fifty-nine (59) bags of trash, showcasing a shared commitment to environmental stewardship.

6.2 Brigada Eskwela

This year, the Association conducted its Brigada Eskwela outreach activities at Nagbalayong School, Nagbalayong Elementary School, and Sabang Elementary School. The initiative included gardening, grass cutting, tree pruning, classroom repainting, electrical repairs, and drainage cleaning—efforts geared toward strengthening community ties and contributing to the improvement of the surrounding living environment.

6.3 Book Donation Drive

The Association's first-ever book donation drive concluded successfully, with dedicated residents contributing books to benefit Barangay Pag-Asa Daycare Center. This reflected the community's ongoing commitment to support early childhood education and fostering a love for reading.

6.4 Coastal Cleanup

The annual coastal cleanup held on August 24, 2023, brought together community members to collect twenty-four (24) bags of trash from Cliffside Secret Beach, promoting environmental awareness and fostering camaraderie among participants.

6.5 Back-to-School Drive

Further emphasizing the Association's advocacy, the **Back-to-School** event held on 27 July 2024, marked a significant milestone in promoting literacy and education. School bags, umbrellas, lunch bags, and tumblers were distributed to the children of staff members, symbolizing the Association's support for their educational journey and overall well-being.

UPCOMING EVENT

6.6 Medical Mission

The residents of Anvaya Cove had taken the lead in organizing a medical mission aimed at providing free medication and laboratory examinations to the residents of Barangay Sabang, Morong, Bataan. Scheduled for 9 November 2024, the said activity sought to significantly enhance access to healthcare services within the community.

RELATIONSHIP MANAGEMENT

6.7 Courtesy Visits

To foster positive and productive relationships with key stakeholders, the Association conducted courtesy visits to various government offices. The visit aimed to strengthen communication and collaboration with the following offices:

- Mayor's Office
- Bureau of Fire Protection
- Morong Treasurer's Office
- Morong Assessor's office
- Morong Engineering Office
- Morong PNP
- Barangay Office
- Philippine Coast Guard

(7) Periodic Maintenance

7.1 Grounds Maintenance

The Grounds Maintenance team remains committed to enhancing and preserving the community's outdoor spaces through consistent landscaping, planting, trimming, and beautification efforts. To maintain a clean and visually appealing environment, the team regularly cuts grass in landscaped areas and vacant lots, trims trees ahead of the rainy season to prevent potential hazards, and cleans drainages to avoid clogging. During typhoon season, pressure washing of gutters is also conducted.

Likewise, the team performs periodic maintenance activities such as street sweeping, sidewalk weeding, garbage collection, and plant watering. Requests from residents for tree pruning and grass cutting are likewise accommodated as part of the team's ongoing services.

7.2 Technical Maintenance

The Association's handymen regularly perform various repairs and maintenance tasks to ensure the upkeep and safety of community facilities. These include biannual repainting of streetlights, guardhouses, tap boxes, railings, and the Treehouse to preserve their

appearance and prolong their service life. Other routine activities include the repair of uneven sidewalks, replacement of busted lights and tap box lighting, handrail repairs, and attending to residents' service requests such as fixture installations, plumbing, and electrical work.

7.3 Pest Control

Quarterly misting of parks, islands, easements, and drainage areas were conducted to prevent pest infestations. The water-based method is virtually odorless, leaves no residue or stains, and is considered a safer and more natural alternative to traditional fogging. It produces optimally sized droplets, ensuring effective and long-lasting results while remaining kid- and pet-friendly.

(8) Construction Management

8.1 Community Growth

The community continues to expand steadily, with seventy-five (75) ongoing construction projects and one hundred seventy-seven (177) completed houses as of the reporting period. Further, eleven (11) new homes are scheduled to commence construction in the coming months, reflecting sustained development and growing residential interest. This remarkable progress reflects a twenty-three percent (23%) growth rate across available lots, including those in newly turned-over neighborhoods.

8.2 Pre-Design Meeting

For members planning to build their homes, the Association facilitated a comprehensive pre-design meeting to ensure all submitted plans underwent a thorough evaluation process.

8.3 Pre-Construction Meetings

Prior to the issuance of a Village Construction Permit, a detailed pre-construction meeting is conducted to align expectations and ensure full compliance with community guidelines. Approval is granted only upon verification that the submitted plans conform to the restrictions, covenants, and conditions outlined in the Deed of Restrictions.

8.4 Site Inspections

All construction activities are subject to rigorous inspection and monitoring to ensure strict adherence to approved plans.

8.5 Contractor's Meetings

Regular contractor's meetings are conducted to reinforce compliance with the Deed of Restrictions and construction guidelines, as well as to address any issues or concerns that may arise during the building process.

Violations of construction guidelines are addressed with appropriate penalties, which contribute to the Association's miscellaneous income. This enforcement supports the maintenance of order and ensures a harmonious living environment for all community members.

C. FINANCIAL REPORT

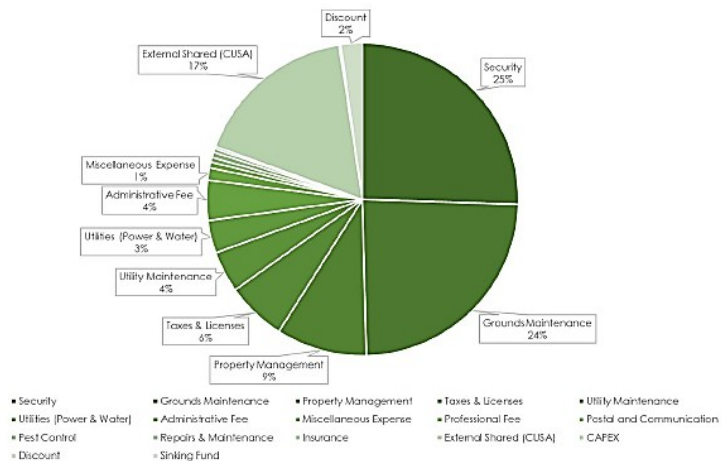
As reflected in the financial report, the Association has maintained robust financial stewardship, ensuring both the sustainability and continued growth of the community.

(1) Association Dues

The Association has demonstrated strong financial stewardship, ensuring the continued sustainability and growth of the community. The timely collection and prudent allocation of association dues remain key components of its financial management strategy.

Association dues are allocated with prudence to cover various operational expenses, thereby upholding responsible financial management. For the year 2024, the dues rate is set at seven pesos and sixty-nine centavos (₱7.69) per square meter per month. These funds support essential services for the upkeep of village common areas, including manpower services such as security, groundskeeping, housekeeping, administrative support, property management, repairs and maintenance, utilities, pest control, and regulatory obligations such as taxes and licenses.

DUES BREAKDOWN	RATE (PHP) / SQM/YEAR	RATE (PHP) / SQM/MONTH
Security	25.40	1.92
Grounds Maintenance	24.03	1.83
Property Management	9.36	0.63
Taxes & Licenses	6.17	0.46
Utility Maintenance	4.25	0.41
Utilities (Power & Water)	3.38	0.27
Administrative Fee	4.14	0.24
Miscellaneous Expense	1.26	0.12
Professional Fee	0.60	0.05
Postal and Communication	0.47	0.03
Pest Control	0.56	0.05
Repairs & Maintenance	0.38	0.03
Insurance	0.24	0.02
External Shared (CUSA)	17.02	1.4
CAPEX	0.18	0.04
Discount	2.22	0.17
Sinking Fund	0.00	0.25
Less: Other Income	7.39	0.44
TOTAL	92.28	7.69



Further, Common Utilities and Services Accounts (CUSA) expenses are utilized to maintain shared facilities across Anvaya Cove, such as the spine road, perimeter fences, and infrastructure-related security and grounds maintenance.

For the year 2025, the association dues will be subject to a minimal increase of zero-point four percent (0.4%), which remains significantly below the prevailing inflation rate,

reflecting the results of prudent financial planning, implementation of cost-saving initiatives, and successful negotiations with service providers.

The Audit Committee and Property Management office had maintained a regular strategic engagement with the Developer concerning infrastructure and shared expenses. Through these collaborative efforts, various cost components—such as garbage pulling, security services, and vine clearing—are reviewed and optimized. As a result of these discussions and the implementation of targeted recommendations, the projected CUSA billings for the years 2024 and 2025 have been significantly reduced, yielding substantial financial savings for the community. As reflected in the audited financial statements, the Association's financial position has remained stable throughout the year.

(2) 2023 Audited Financial Statement

The audited financial statements as of 31 December 2023, reflect the Association's efficient spending and prudent resource management. Every centavo has been carefully allocated to support sustainable growth and deliver value to its members.

2.1 Statements of Financial Position

As of year-end 2023, the Association reported total assets amounting to eighty-four million pesos (Php84,000,000). Correspondingly, total liabilities amounted to fifty-nine million three hundred thousand pesos (Php59,300,000).

ASSETS	2023	2022
Current assets		
Cash on hand and in bank (notes 3a and 4)	68,513,001	55,566,764
Receivables (notes 3a and 5)	13,249,072	6,317,334
Prepayments (notes 3b and 6)	293,883	485,388
Total	82,055,956	62,369,486
Non-current assets		
Property and equipment - net (notes 3c, 3d and 7)	1,949,202	1,440,531
TOTAL ASSETS	84,005,158	63,810,017
LIABILITIES AND MEMBERS' EQUITY		
LIABILITIES		
Current liabilities		
Trade and other payables (notes 3a and 8)	12,916,062	5,842,714
Construction bonds (notes 3e and 9)	38,375,204	29,125,204
Fund held in trust (note 10)	8,028,832	7,610,432
TOTAL LIABILITIES	59,320,098	42,578,350
EQUITY		
Members' equity (note 3g)	24,685,060	21,231,667
TOTAL LIABILITIES AND MEMBERS' EQUITY	84,005,158	63,810,017

(see notes to financial statements)

2.2 Statements of Income and Members' Equity

For the same period, a total revenue of sixty-four million two hundred thousand pesos (Php64,200,000) had been generated. This income was primarily driven by the collection of association dues, recoveries from service requests, and the imposition of interest and

penalties on past due accounts. The Association recorded members' equity amounting to twenty-four million seven hundred thousand pesos (Php24,700,000) as a result.

	2023	2022
Revenues (note h)		
Association dues, net (note 11)	59,097,180	51,298,095
Interest income (note 4)	1,069,931	120,419
Other income (note 12)	4,071,711	5,580,106
Total	64,238,822	56,998,620
Cost of Services (note h)		
Ground maintenance	17,505,467	15,395,043
Security services	15,350,492	12,496,908
Share in infrastructure services	10,716,882	10,123,398
Service fees	7,206,769	6,896,240
Taxes and licenses (note 15)	3,379,382	3,394,396
Utilities	2,009,822	1,991,403
Depreciation	998,079	497,788
Professional fees	641,288	488,570
Pest control	371,204	343,158
Postal and communication	117,906	220,058
Supplies	140,068	104,547
Repairs and maintenance	131,558	23,577
Insurance	123,164	82,791
Others	1,670,063	640,692
Total	60,361,144	52,688,569
Excess of revenues over cost of services before tax	3,877,678	4,310,051
Income tax expense (notes 3i and 13)	(424,285)	(262,826)
Excess of revenues over expenses	3,453,393	4,047,225
Members' equity	21,231,667	17,184,442
Members' equity as at December 31	24,685,060	21,231,667

(see notes to financial statements)

2.3 Cash Balances

The Association has maintained adequate cash balances throughout the year, ensuring the timely fulfilment of financial obligations and uninterrupted delivery of essential services.

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Excess of revenues over cost of services before tax	3,877,678	4,310,051
Adjustments to reconcile excess of revenues over cost of services before tax to net cash provided by operating activities :		
Depreciation expense (note 7)	998,079	497,788
Interest income (note 4)	(1,069,931)	(120,419)
OPERATING INCOME BEFORE CHANGES IN ASSETS AND LIABILITIES	3,805,826	4,687,420
(Increase) Decrease in current assets		
Receivables	(6,931,738)	4,992,612
Prepayments	191,505	(22,684)
Increase (Decrease) in current liabilities		
Trade and other liabilities	7,073,348	(1,355,252)
Construction bonds	9,250,000	2,410,296
Reserve funds	418,400	2,356,130
Cash generated from operating activities	13,867,341	13,068,522
Income tax paid	(424,285)	-
Interest received	1,069,931	120,419
NET CASH PROVIDED BY OPERATING ACTIVITIES	14,452,987	13,188,941
CASH FLOWS FROM INVESTING ACTIVITY		
Acquisition of property and equipment (note 7)	(1,506,750)	(1,365,087)
NET CASH USED IN INVESTING ACTIVITY	(1,506,750)	(1,365,087)
NET INCREASE IN CASH	12,946,237	11,823,854
CASH ON HAND AND IN BANK AT THE BEGINNING OF THE YEAR	55,566,764	43,742,910
CASH ON HAND AND IN BANK AT THE END OF THE YEAR (note 4)	68,513,001	55,566,764

(see notes to financial statements)

Furthermore, sufficient liquidity was preserved to allow for continued investments in repairs, preventive maintenance, and infrastructure improvement projects. The management of these cash flows reflects a disciplined approach to budgeting and cash forecasting.

Overall, the independent external auditor found the Association's financial statements to be free from material misstatements. No significant findings or irregularities were noted during the audit process, affirming the integrity of the Association's accounting records and the effectiveness of its internal controls.

(3) Collection Efficiency

Collection efficiency has reached a commendable level of ninety-one percent (91%) as of 31 December 2023. As of September 2024, the Association has already achieved a collection efficiency of ninety percent (90%), surpassing the eighty-nine percent (89%) recorded for the same period in the previous year. These figures already account for prior-year balances, reflecting the effectiveness of sustained collection initiatives.

The Association has maintained this level of efficiency through the consistent implementation of various efforts, including:

- Grant of One Month Discount for Annual Payment
- Sending of Electronic Billing Statement
- Sending of Reminder Letters
- Sending of Demand Letters
- Sending of Text Reminders/Viber Message
- Charging of 1% Monthly Interest for Late Payments
- Promotion of Additional Payment Channels through weekly Updates including Enrolment in Auto Debit Facility
- Incorporating of Reminders of Date of Release of SOA and Deadline of Payment on Property Weekly Update
- Coordination with the Club for Member's Updated Contract Details
- Requesting of General Information Sheet (GIS) from SEC for Corporate Accounts with Incomplete Contact Details
- Engagement with Collection Agent

These initiatives have collectively contributed to improved compliance and sustained financial stability for the Association.

(4) Investments

The Association remains steadfast in its commitment to strategically invest a portion of the construction bonds to safeguard against inflation. This approach not only preserves and enhances value and equity but also generates additional income that may be allocated to support high-impact community projects.

As a result of these efforts, the Association has already realized an investment income of six hundred thirty-eight thousand seven hundred ninety pesos and twenty centavos (Php638,790.20) for the current year.

Another investment had been posted and is scheduled to mature next year, projected to yield an additional profit of one million thirty thousand seven hundred nineteen pesos (Php1,030,719.00).

(5) Cashless Management

To support cashless financial management, the Association offers a variety of convenient payment options for its members, including:

- Over the Counter Payment using Reference Number
- Auto-Debit Arrangement (scheduled deduction of payment from the member's bank account)
- Online Banking/Mobile Banking
- TouchPay – a payment kiosk available at convenience stores
- Credit Card Terminal
- ECPay (bills payment via GCash, Paymaya and Cliqq)

(6) Financial Management System

The Association had taken a significant step forward by transitioning to a computerized accounting system. The Finance Management System (FMS) streamline the business process of manage property finance operations in a one powerful tool, easy to use, and fully integrated system. The system will address inaccuracies, inefficiencies and tedious manual process.

Its functions is as follows:



D. COMMUNICATION ENGAGEMENT

(1) Customer Satisfaction Survey

To this end, a customer online survey was conducted to obtain valuable feedback and suggestions from residents. With the support and participation of the community, an impressive ninety-six percent (96%) customer satisfaction rating was achieved in the 2023 survey, along with numerous commendations. This milestone stands as a testament to the residents' trust and confidence in the management.

While this success is duly celebrated, the importance of continuous improvement is likewise recognized. Residents' insights remain vital, and the office remains committed to promptly addressing concerns and further enhancing services.

(2) Communication Platforms

To support this commitment, communication platforms have been actively maintained to ensure residents remain informed and connected.

2.1 APMC@Home

The APMC@Home app continues to serve as a user-friendly platform for billing inquiries, announcements, service requests, and assistance, ensuring prompt response and a seamless resident experience.

2.2 NHOAI Website

The official website likewise provides global access to announcements, property updates, events, and activities, thereby strengthening the association's presence and efficiency in the digital era.

2.3 Viber Community

Complementing these channels, the Viber community has proven effective in delivering notices and reminders alongside email and text blasts. As of October 2024, membership has reached one hundred forty (140).

Training of administrative staff has also been prioritized, focusing on communication, problem-solving, time management, and technology use. This ensures that staff are equipped to effectively handle customer interactions, thereby contributing to higher resident satisfaction.

2.4 Circulars / E-mail Blast

Regular e-newsletter updates are distributed to keep members informed of upcoming events, important announcements, and essential advisories.

E. RECOGNITION

(1) Appreciation From Morong Treasurer's Office

In recognition of good governance and fiscal responsibility, the Municipality of Morong has honored the Association for its timely payment of taxes. This acknowledgment reflects the association's support for Morong's development and prosperity, while also underscoring the proactive reminders and assistance extended to homeowners. Such efforts exemplify genuine community engagement and a long-term commitment to a sustainable and thriving environment, making Anvaya a place where residents can flourish.

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

"RESOLVED, AS IT IS HEREBY RESOLVED, to approve the President's Annual Report, and the Audited Financial Statements of the Association as of December 31, 2023, as audited by the Association's Independent External Auditor, Ramon F. Garcia and Co."

V. RATIFICATION OF ACTS OF THE BOARD OF TRUSTEES AND MANAGEMENT SINCE THE LAST ANNUAL GENERAL MEMBERSHIP MEETING

Mr. Cardenas proceeded to the next part of the agenda, the ratification of all acts and resolutions by the Board of Trustees and Management since the last annual general membership meeting as reflected in the Association's records:

02 December 2023

1. Approval of the Minutes of the Special Meeting held on 07 October 2023
2. Ratification of the Acts of the Board
3. Approval of 2024 Budget and Association Dues
4. Approval of 2024 Service Providers
5. Appointment of Member of the Board of Trustees
6. Approval of Proposed Amendment of Code of Construction and House Rules
7. Approval of Budget for Christmas Decoration Contest
8. Approval of Budget for Staff Christmas Party
9. Approval of Increase of Construction Bond

09 March 2024

1. Approval of the Minutes of the Regular Meeting held on 02 December 2023
2. Ratification of the Acts of the Board
3. Approval of Authorized Bank Signatories
4. Approval of Purchase of Cargo Bike
5. Approval of Purchase of Two (2) Bottomless Printers

15 June 2024

1. Approval of the Minutes of the Regular Meeting held on 09 March 2024
2. Ratification of the Acts of the Board
3. Approval of Tree Planting
4. Approval of Brigada Eskwela
5. Approval of Purchase of Traffic Cones
6. Approval of Amendment of Code of Construction
7. Approval of Formation of Safety and Security Committee
8. Approval of Purchase of Vegetable Garden

07 September 2024

1. Approval of the Minutes of the Regular Meeting held on 15 June 2024
2. Ratification of the Acts of the Board
3. Approval of Property Management Contract Renewal
4. Approval of 2025 Association Dues and Budget
5. Approval of 2024 Annual General Membership Meeting

27 September 2025

1. Approval of the Minutes of the Regular Meeting held on 07 September 2024
1. Approval of the 2024 Annual General Membership Meeting Materials
2. Approval of the Cash Advance for Brgy. Sabang Medical Mission

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

“RESOLVED, RESOLVED AS IT IS HEREBY RESOLVED, to approve the Ratification of acts of the Board of Trustees and Management since the 2023 Annual General Membership Meeting.”

VI. ELECTION OF THE MEMBERS OF THE BOARD OF TRUSTEES

In accordance with the Association's bylaws, rules of procedure, and election rules adopted by the Committee on Election and pursuant to the regulations of the Department of Human Settlements and Urban Development (DHSUD), the following members were presented as duly nominated candidates for election as members of the Board of Trustees:

1. Dr. Alberto Ablang
2. Mr. Israel Basilio
3. Ms. Evangeline Blashill
4. Mr. Jose Maria Cardenas
5. Mr. Victor Samson, Jr.
6. Mr. Israel Silud

The Committee on Election confirmed that all nominees possessed the required qualifications and none of the disqualifications provided under the Association's bylaws and applicable laws. Further, all nominees provided their consent to their respective nominations.

After the votes were tallied, the results were as follows:

NAME OF NOMINEES	NUMBER OF VOTES
Ablang, Alberto	277
Basilio, Israel	284
Blashill, Evangeline	29
Cardenas, Jose Maria	284
Samson, Victor Jr.	282
Silud, Israel	277

Pursuant to Section 2, Article V of the Association's bylaws, requiring that at least two (2) trustees elected must be members of the preceding Board, the following were declared duly elected as members of the Board of Trustees:

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

“RESOLVED, AS IT IS HEREBY RESOLVED, that the following nominees are hereby elected as members of the Board of Trustees to serve as such, beginning today until their successors are elected and qualified:

**MR. JOSE MARIA CARDENAS
 MR. VICTOR SAMSON, JR.
 MR. ISRAEL BASILIO
 MR. ISRAEL SILUD
 DR. ALBERTO ABLANG**

VII. COMMITTEE ON ELECTION

Mr. Cardenas proceeded with the election of the members of the committee on election.

In accordance with the Article VII, Section 2.i of the By-Laws of the Association, the committee on election shall be composed of three (3) members, to be elected by the members in the annual meeting who shall serve for a term of one (1) year until their successors have been elected and duly qualified.

Mr. Israel Silud presented the following persons who have been nominated as members of the Committee on Election which shall be composed of three (3) members:

1. Ms. Maria Teresa Guanzon Hayward
2. Mr. Nicolas Lansang, Jr.
3. Mr. Reynaldo Yap

He added that the Committee on Election has ascertained that all the nominees for the members of the Committee on Election, as presented, possess all the qualifications and none of the disqualifications under the By-Laws of the Association and applicable laws and rules. He further certified that all the nominees have given their consent to their respective nominations.

He then reported that each of the nominees for the members of the Committee on Election has garnered the following votes:

NAME OF NOMINEES	NUMBER OF VOTES
Guanzon-Hayward, Maria Teresa	288
Lansang, Nicolas Jr.	287
Yap, Reynaldo	288

He informed the members that since there are exactly three (3) nominees, the Resolution for the election of the 3 nominees to the Committee on Election has been approved.

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

“RESOLVED, AS IT IS HEREBY REOLVED, that the following nominees are hereby elected as members of the Committee on Election of the Association to serve as such, beginning today until their successors are elected and qualified:

**MS. MARIA TERESA GUANZON-HAYWARD
MR. NICOLAS LANSANG, JR.
MR. REYNALDO YAP”**

VIII. ELECTION OF THE MEMBERS OF THE GRIEVANCE AND ADJUDICATION COMMITTEE

Mr. Cardenas requested Mr. Silud to present the election of the members of the Grievance and Adjudication Committee.

In accordance with the Article VII, Section 2.i of the By-Laws of the Association, the members of the Grievance and Adjudication Committee, who should have experience in counselling, shall be elected by the members in the annual meeting. The committee shall accept and investigate complains filed by a member against any other member or officer of the Association, and shall settle or arbitrate any dispute within its power in the community. In the event that the grievance is not settled by the committee, its decision may be brought before the Board of Trustees for appropriate action.

Mr. Israel Silud presented the following persons who have been nominated as members of the Grievance and Adjudication Committee:

1. Engr. Arnold Duay
2. Ms. Evelyn Limlingan
3. Ms. Margarita Reyes

The Committee on Elections confirmed that all nominees possessed the qualifications and none of the disqualifications under the Association's bylaws and applicable laws and rules. It was further certified that all nominees had given their consent to their respective nominations.

After the votes were tallied, the results were as follows:

NAME OF NOMINEES	NUMBER OF VOTES
Duay, Arnold	288
Limlingan, Evelyn	287
Reyes, Margarita	287

Since the number of nominees matched the required membership, the election of the three (3) nominees to the Grievance and Adjudication Committee was declared approved.

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

“RESOLVED, AS IT IS HEREBY REOLVED, that the following nominees are hereby elected as members of the Grievance and Adjudication Committee of the Association to serve as such, beginning today until their successors are elected and qualified:

**ENGR. ARNOLD DUAY
MS. EVELYN LIMLINGAN
MS. MARGARITA REYES”**

Mr. Cardenas expressed gratitude to the newly elected committees as well as to the outgoing board.

IX. APPOINTMENT OF INDEPENDENT EXTERNAL AUDITOR

Due the exemplary performance of Ramon F. Garcia and Company, Ayala Property Management Corporation (APMC) recommends its re-election as the Association's

External auditor for the present fiscal year for an audit fee of Sixty-Six Thousand Five Hundred Pesos (₱66,500.00), exclusive of VAT and out-of-pocket expenses.

Upon motion duly made and seconded, the members present unanimously approved the following resolution:

“RESOLVED, AS IT IS HEREBY RESOLVED, to approve the to approve and ratify the appointment of Ramon F. Garcia and Co. as external auditor of The Neighborhoods at Anvaya Cove Homeowner's Association Inc. for the year 2023 for an audit fee of Sixty-Six Thousand Five Hundred Pesos (₱66,500.00), exclusive of VAT and out-of-pocket expenses.”

X. DEVELOPER'S UPDATE

The representative of Ayala Land Premier (ALP) Project Management Team, Globe and Manila Water Philippine Ventures Inc. (MWPV), reported the following updates:

A. DEVELOPER'S UPDATE

BACKGROUND

The planning for the development began in 2002, and the project was officially launched in 2005. Now, after more than twenty (20) years, Anvaya has grown into a fully developed community.

Initially, Anvaya covered three hundred twenty (320) hectares in 2005. Through subsequent acquisitions and expansions, the development now spans six hundred twenty (620) hectares, making it almost as large as Ayala Alabang Village, which measures approximately six hundred sixty (660) hectares.

(1) Neighborhoods

Since its launch in 2005, the development has introduced various projects, including neighborhoods, mid-rise buildings, seaside villas, and townhouse developments. The first neighborhood launched was the Cliffside in 2005, and to date, seventeen (17) neighborhoods have been developed.

Property values have shown significant growth. In 2005, lots were sold at an average of Seven Thousand to Eight Thousand Pesos (₱7,000.00–₱8,000.00) per square meter. As of 2024, the average price for neighborhood lots has reached approximately Thirty-Four Thousand Pesos (₱34,000.00) per square meter, depending on location and view—reflecting an increase of nearly four hundred percent (400%).

To sustain this upward trend and further enhance value, Ayala Land, in coordination with the Board, plans to introduce additional amenities. These will include facilities within the Community Center of the Association, as well as development-wide features to

complement the Beach and Nature Club, the Golf and Sports Club, and other existing facilities.

(2) Beach and Nature Club

Club share values have also appreciated significantly. At the launch of the Beach and Nature Club in 2005, shares were priced as low as Three Hundred Eighty Thousand Pesos (₱380,000.00) for Class B. Current valuations place these shares at approximately Two Million Nine Hundred Thousand Pesos (₱2,900,000.00), with Class C shares valued even higher.

(3) Golf and Sports Club

The Golf and Sports Club, launched in 2011, initially offered Class B shares at One Million One Hundred Thousand Pesos (₱1,100,000.00). These have since risen to Four Million Pesos (₱4,000,000.00) for Class B and Six Million Pesos (₱6,000,000.00) for Class C. Shares available in the secondary market have become increasingly limited. The developer noted that Ayala Land continues to implement strict policies restricting share-only purchases, requiring that shares be acquired together with a lot or unit.

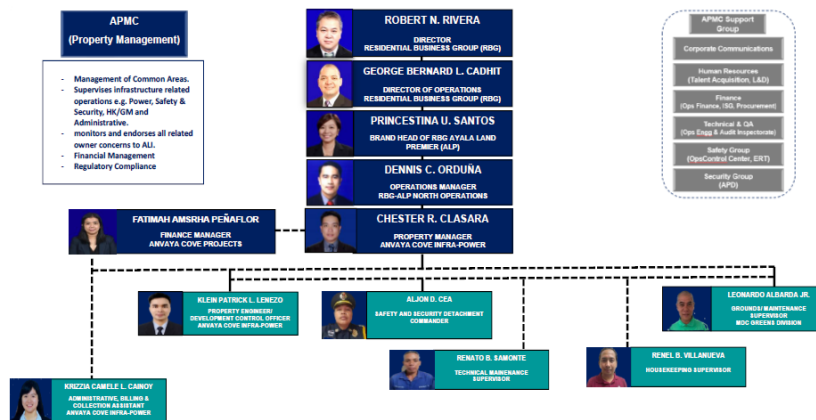
(4) Other Developments

Beginning with a recognition that the mid-rise buildings, seaside villas, and seascape ridge have all experienced notable increases in value, the Developer remains committed to enhancing the estate, strengthening Anvaya as a community, and fostering a collaborative relationship with the Board of Trustees and all stakeholders.

DEVELOPMENT UPDATES

(1) Estate

1.1 Admin Deployment



1.2 Security Deployment

Security was highlighted as a key priority, given the extensive land area of six hundred twenty (620) hectares. The developer underscored the importance of safeguarding the community and reported on measures undertaken to ensure the safety and protection of residents and guests.

Designation	Duties and Responsibilities
Overall Detachment Commander	Officer in Charge for the Estate
Officer Shift in Charge	Officer in Charge for Infra Detachment
Deterrent Force	First Responder for Security Situations, Vehicle Red Pickup under Megaforce
Emergency Response Vehicle	Vehicle for Medical Emergencies
Safety Marshall	Security in charge of ensuring all safety and emergency systems and equipment are in good condition
K9 Security	Roving patrol with dog specialized for explosives detection
Roving Security	Roving patrol of areas within the estate, part of the security traffic management team
Post Security	Security in charge of guarding specific areas such as Gates, Radio and CCTV systems, Admin Office and Perimeter

1.3 Security Improvement

Megaforce was confirmed as the appointed security agency for the estate, with a dedicated detachment commander assigned to oversee overall operations. Deployment across the estate has been comprehensive, alongside the separate security arrangements maintained by stakeholders.

Ongoing enhancements were reported, particularly at the gates and perimeters. Additional CCTV cameras have been installed, boom gates upgraded, and protocols at the entrances are being refined in coordination with the Security Committee and neighborhood representatives to ensure smoother access for members, residents, and guests, while maintaining strict screening of unauthorized entries.

Perimeter security improvements are also in progress. Barbed wire fences are gradually being replaced with electric fences, with plans to add more CCTVs, improve lighting, provide better access for guards, and construct strategically located guard towers. Beachfront monitoring is likewise being reinforced.

Area	Improvement
Gates	Additional CCTVS
	Boom Gate Upgrades
	Improvement of Gate Protocols
Perimeter	Electric Fence
	Additional CCTV's
	Guard Towers
	Beach Area Monitoring
Within Development	Bomb sniffing K9
	Additional CCTVS
	Security Drone
Technology	Digitalization

Resources have expanded to include bomb-sniffing canines, with further measures under study to strengthen detection of illicit substances. Security drones are also available for deployment when necessary. To complement these initiatives, efforts are underway to maximize digitalization of security systems, with guidance from the Security Committee and inputs from community members.

1.4 Ground Maintenance Deployment

For grounds maintenance, MDC Greens continues to handle landscaping within the estate, including the golf course.

Designation	Number Deployed
Overall Supervisor	1
Gardener	12
Grasscutter	9
Sweeper	1
Pruner	2
Vines Control	2
Handyman	3
Housekeeping	3

1.5 Improvements

- Chapel in Anvaya.** It was further reported that a chapel remains part of the original commitment since the launch of the Beach and Nature Club. Although the initial plan was to situate the chapel within the Club area, the site has since been relocated to a parcel just across the development, following lessons learned from other estates and to foster closer ties with surrounding communities. To better locate members, the main gate of Anvaya was identified, with a second gate planned for the southern portion of the estate. A large parcel across the development, jointly owned by Subic Bay Development & Industrial Estate

Corporation (SUDECO) and Ayala Land, has been designated as the new site of the chapel, alongside potential commercial establishments that may be enjoyed by both residents and the broader community.

- **Comfort Rooms for Grounds Maintenance and Staff.** Further improvements across the estate include a project long supported by past and current board members is the provision of additional comfort rooms for grounds maintenance personnel and staff. At present, staff rely on shuttle transport and use comfort rooms either at the service yard or other scattered locations. Plans are now underway to construct strategically located comfort rooms throughout the estate. The designs are scheduled for completion by October 2024, with development works expected to begin immediately thereafter and targeted for completion by the end of 2025.

1.6 Additional Amenities

- **ATM in Infra Admin Office.** In partnership with the Board and in coordination with BPI, an ATM has also been installed at the estate's administrative office. Upon the recommendation of a board member, the terminal was relocated indoors to provide protection from weather elements. The unit is a full-service BPI ATM, and further efforts are being explored to enhance banking access within the estate, including the possible installation of additional machines from BPI or other providers for cash withdrawals and deposits.

1.7 Initiatives

Ongoing programs include continuous training for staff and security personnel, complemented by annual events dedicated to strengthening engagement and performance:

- **Customer Service and Incident Reporting**
Date: 24 April 2024
Venue: Service Yard, Anvaya Cove
- **Inter Ayala and Safety Organization of the Philippines Event**
Annual Event

(2) Sustainability

2.1 Additional Amenities

- **EV Charging.** Sustainability initiatives have also been advanced with the installation of electric vehicle (EV) charging stations at both clubs. These stations are being implemented as pilot projects, with performance data currently under review. Plans are being considered to expand the installation of EV chargers to the administrative office, the forthcoming community center, and other strategic areas of the estate, subject to further planning and coordination with the committees.

2.2 Initiatives

- **Hauling of Residual Waste of LGU Morong.** On residual waste management, it was reported that hauling costs had previously been a significant expense due to reliance on independent contractors, as the local government unit (LGU) was unable to provide garbage collection. Through coordination between the Board and Arch. Clasara, arrangements were finalized with the Municipality of Morong for the regular collection of waste at significantly reduced costs—approximately one-fourth of prior expenditures.
- **Water Conservation Activities.** For water conservation, an initiative proposed by former board member Engr. Crisostomo has been adopted. Two tributaries within Anvaya, one passing through Woodridge Hills and another across portions of the golf course, are now being utilized to pump surface runoff for landscaping purposes. While this serves as an initial measure, long-term plans are in place to enhance these tributaries into functional retention ponds, further strengthening the estate's water management and sustainability programs.

For long-term water management initiatives, certain areas within Anvaya are being developed into larger basins, similar to the existing golf course lake, to support irrigation. In parallel, coordination with Manila Water is underway to explore the reuse of treated water from the sewage treatment plant (STP), with due consideration for safety and environmental standards. These mid-term projects are targeted for completion before the summer of the following year, with updates to be shared with the community as plans are finalized.

Broader efforts are also being undertaken to gradually reduce reliance on deep wells by exploring alternative and more sustainable sources of water, including desalination and, ultimately, the transition to surface water.

2.3 Improvements

- **Landscaping.** In line with landscape management, the Ayala Land Architectural Studio recently conducted a comprehensive landscape audit across the estate. The audit, which forms part of a wider review across various estates, assessed both plant species and operational practices. A preliminary report has already been presented to the Board, commending the association's effective landscape management. The final report is expected by the 4th quarter of 2024, after which results will be shared with the membership.
- **Vines Clearing.** Ongoing initiatives include consistent clearing and maintenance works, as well as tree-planting activities.

On a broader scale, sustainability projects are envisioned to be undertaken as estate-wide activities involving all stakeholders, including:

- 2024 Tree Planting

- Earth Hour
- Brigada Eskwela

(3) Estate Expenses

From a financial perspective, operational efficiencies introduced in 2022 through 2024, in coordination with the Board, as well as the Finance and Audit Committee of the Association, have already generated savings of approximately Php 1.6 million. These measures are expected to yield further improvements in resource management moving forward.



NHOA IMPROVEMENTS

(1) Neighborhoods

It was emphasized that aside from sustainability programs, commitments to rectify and complete outstanding requirements in previously delivered neighborhoods remain a priority.

(2) Improvements

- **Mango Grove Stairway Access to Brookside.** The access road from Mango Grove to Brookside is scheduled for rehabilitation, with completion targeted by December 2024.
- **Road Repairs and Lighting Improvement.** Several areas within the development, specifically Mango Grove, Wood Park, and Parkway Vistas, also require road rectification due to earlier telco-related activities. Rectification works are set to commence in October 2024 and are expected to conclude by April 2025. A detailed schedule covering the specific areas and weekly repair activities will be provided to the Property Manager for dissemination to affected residents.
- **Lighting Improvement.** Lighting improvements will also be implemented in selected areas, including Parkway Vistas, South Coast, and the entire Spine Road. The installation of additional lighting at Parkway Vistas and South Coast is projected for completion by December 2024, while upgrades along the Spine Road are planned for next year.

- **Anvaya Cove Potential Tie Up with AC Health.** On healthcare services, discussions are ongoing with AC Health and QualiMed regarding commercial terms. The proposed engagement aims to introduce independent living and, eventually, assisted living programs within Anvaya, which are also being considered across other Ayala Land developments. To support this initiative, AC Health has requested volunteers from the community for focus group discussions to help shape program design and implementation.
- **Comfort Room along Narra Lane.** Separately, a comfort room will be constructed along Nara Lane to serve individuals accessing the beach and cliffside area. Plans are currently being finalized, with completion targeted before the end of 2024.

(3) Additional Amenities

- **Community Center.** In relation to the community center, the original target completion of 2025 has been adjusted to the fourth quarter of 2026, following revisions in project planning. Royal Pineda + has been engaged as the architect on record. Plans and details will be shared once internal approvals are secured.

STOCK CERTIFICATES

Several members have raised concerns regarding the delivery of stock certificates and transfer certificates of title. It was reported that the long-standing issues with the Bureau of Internal Revenue (BIR) related to stock certificate delivery have now been resolved. With this development, both upgraders and new share buyers may expect the release of approximately twenty (20) stock certificates per week, or around eighty (80) accounts per month. This measure is expected to significantly reduce the backlog.

To ensure transparency, coordination with the Property Manager will be made to provide residents with updates on the specific status of each stock certificate and title in process. A dedicated team has also been assigned exclusively to handle Anvaya Cove accounts. Their responsibilities will cover the release of stock certificates and transfer certificates of title, as well as the facilitation of requirements related to local government permits, share sales, or land transactions.

For ease of communication, contact details of the said team will be furnished to the Property Manager. Copies of correspondence will also be shared with project development officers to guarantee close monitoring.

B. POWER REDISTRIBUTION

Arch. Chester Clasara, the representative of Anvaya Infra-Utilities Management Group, reported the following updates:

(1) Overview of the Anvaya Cove Electrical System

An overview of the power system setup at Anvaya Cove, covering power generation from external sources, transmission, and distribution inside Anvaya was presented as follows:

- **Generation.** The external power generation originates from GN Power, a coal-fired power plant located in Mariveles, Bataan. From there, electricity is transmitted through a 500 kV transmission line to the Limay Substation of Penelco, approximately twenty (20) kilometers away.
- **Transmission.** The Limay Substation then transmits electricity via a 69 kV transmission line extending about seventy (70) kilometers to reach the Morong Substation of Penelco, which is located across Anvaya Cove.
- **Distribution.** The Morong Substation directly supplies electricity to Anvaya through a 13.2 kV distribution line, servicing the estate via three distribution circuits, supplemented by four circuits within Anvaya itself—namely Circuits 1, 2, 3, and the service yard. Distances from the substation to the estate average at one (1) kilometer. It was noted that most of the challenges experienced within the development stem from the extended length of the 69 kV line running from Limay to Morong.
- **End User.**

(2) Performance

In terms of system performance, during the past four (4) years since the pandemic, operational issues have been relatively minimal, though the estate remains mindful of vulnerabilities associated with the transmission distance.

2.1 External Power Interruptions

It was reported that no power interruptions had been attributed to GN Power's generation facilities. Instead, issues typically originated at the Limay Substation, mainly due to load shifting, repairs, and maintenance activities.

In 2023, there were zero (0) recorded outages, while in 2024, there were four (4) outages caused by scheduled substation repairs and maintenance, each lasting approximately one (1) hour.

The recurring challenges were traced to the NGCP transmission lines leading to the Penelco Substation, with commonly reported problems including:

- Corroded conductors and broken overhead ground wires;
- Poles accidentally damaged by large vehicles; and

- Frequent interruptions along the Hermosa line, largely caused by animal interference and fallen trees.

To address these external concerns, the Anvaya Infra-Utilities Management Team has been in constant coordination with Penelco, extending assistance where possible. Despite mitigating measures, the estate experienced a total of approximately twenty-three (23) hours of power outages during the current year.

At the Morong Substation, which directly supplies Anvaya and is located approximately one (1) kilometer from the internal circuits, the identified issues have already been assigned solutions through regular coordination meetings with Penelco. Measures include quarterly tree and branch trimming, with Anvaya Infra voluntarily providing its own equipment to assist in these activities.

For the **external distribution system**, several longstanding issues were resolved this year through continued coordination with Penelco. Wooden poles previously vulnerable to deterioration were upgraded to concrete poles following Infra's recommendations. The Sabang Substation was also granted a backup power source, while additional connections were secured to address the recurring problem of busted fuse links.

In response to delays in emergency services, wherein repair teams were previously dispatched from Balanga—approximately one (1) hour away—Penelco has since dedicated a response team for Morong, significantly improving response times. These resolutions, largely implemented in the current year, are expected to reduce power-related issues moving forward.

For the **internal redistribution within Anvaya**, common causes of interruptions had included moisture in electrical equipment, animal infestation, faulty enclosures, and equipment breakdown. Through corrective measures and the support of the Board, these issues have been addressed. Records show that in 2023, there was only one (1) power outage due to internal causes, and for 2024 onward, outages are anticipated to stem solely from external factors.

Arch. Clasara emphasized that with Penelco's recent upgrades, the community should experience fewer outages in the coming months and into the next year.

(3) Initiatives/Programs

- **Net Metering.** Net metering is now available within Anvaya, and residents are being assisted in their applications, including guidance on contractor accreditation and documentation. Similar initiatives are being extended to the clubs, other stakeholders, and the Infra team. Solar power projects are also underway across the estate, all in compliance with Energy Regulatory Commission (ERC) guidelines.
- **Green Energy Option Program (GEOP).** Anvaya has enrolled in the Green Energy Option Program (GEOP) in coordination with AC Energy, providing access to a cleaner energy source. This is expected to reduce electricity costs by approximately eighteen (18) centavos per kilowatt-hour.

TAKEOVER OF MAINTENANCE

Finally, Arch. Clasara provided an update on a matter raised in the previous year's AGM regarding the possibility of Penelco taking over operations and maintenance within Anvaya Cove.

C. WATER OPERATIONS UPDATE

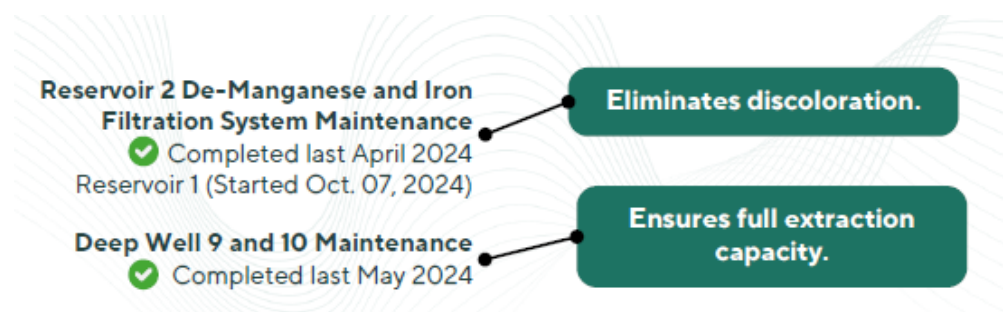
Mr. Kenneth Jairo Rosales, representative of Manila Water Philippine Ventures, Inc. reported updates on the water operation. His report covered four (4) focus areas:

- **Water Quality.** To address discoloration caused by high levels of iron and manganese, Estate Water introduced the DMI-65 filtration system.
- **Pressure.** For pressure management, maintenance was conducted on pressure-reducing valves, supported by the installation of a control system.
- **Availability.** On availability, maintenance works were carried out on deep wells due to a noted decrease in yield.
- **Reliability.** Reliability was also strengthened by the installation of power-generating sets in all deep well sites, which were not present when Estate Water assumed operations.

(1) Water Quality and Supply

Estate Water has consistently maintained 100% compliance with the Philippine National Standards for Drinking Water, supported by monthly bacteriological and physico-chemical testing since 2017.

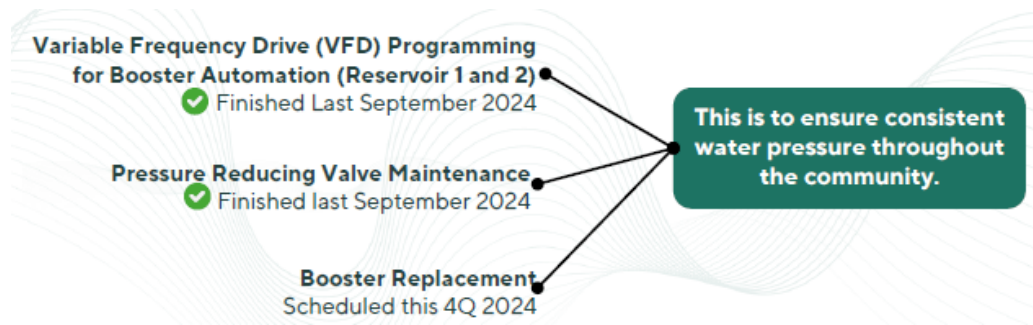
Recent activities included maintenance of the DMI-65 system, rehabilitation of Deep Wells 9 and 10, and measures to sustain maximum extraction capacity.



(2) Water Pressure

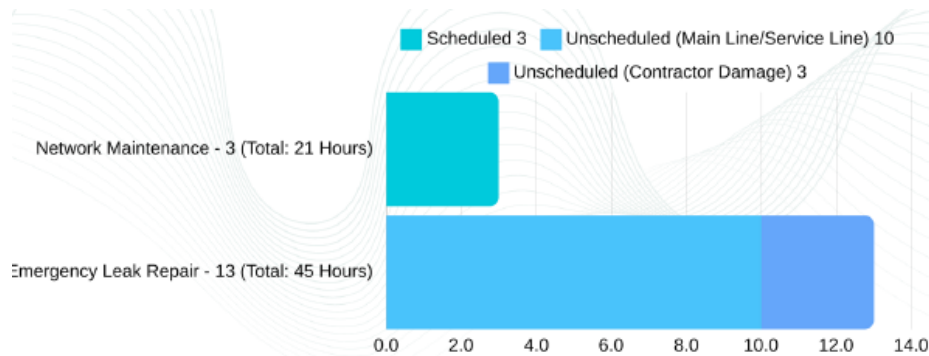
To maintain stable water pressure, maintenance programming was performed for the variable frequency drives in Reservoirs 1 and 2, along with servicing of pressure-reducing

valves. A booster replacement for the same reservoirs is scheduled within the fourth quarter.



(3) Service Continuity

On service continuity, interruptions have been reduced by 41% this year. To further minimize disruptions, Estate Water undertook three network maintenance activities totalling 21 hours. Emergency leak repairs were also reported, including thirteen on mainline and service line leaks, and three caused by external contractors.



(4) Odor Control

Odor concerns within Anvaya Cove were also addressed. The areas most affected were near the road leading to the Beach Club and the road leading to the Sports Center, where lift stations and sewage treatment plants are located. To resolve this, vents equipped with activated carbon filters were installed at the sewage treatment plant, and maintenance was conducted on the lift station port.

Further maintenance works were carried out, including the replacement of gaskets and manholes, as well as programming updates for the control system.

(5) Bulk Water

On bulk water supply, efforts remain ongoing to secure a sustainable long-term source. Negotiations are underway with Morong Power and Water Corporation, identified as the nearest viable source. Initial pricing was set at One Hundred Fifty Pesos (₱150.00) per

cubic meter, but through continued discussions, costs have already been lowered, with negotiations still in progress to further reduce key items.

D. GLOBE UPDATE

On behalf of Globe Telecom, Mr. Zacarias presented the following updates:

CONCERNS

Concerns regarding telecommunications within Anvaya Cove, particularly in coordination with Globe, three (3) major issues were identified. The possible solutions to the long-standing concerns had been provided as follows:

(1) Mobile Signal Coverage

Although cell towers are in place, several neighborhoods within Anvaya Cove continue to experience weak or no signal. Signal gaps also persist along portions of Morong Road leading to the estate. The community underscored the need for reliable coverage throughout the route, particularly for emergencies.

Solution:

Globe committed to the installation of new permanent towers to service neighborhoods with weak or no mobile signal, including the concerned areas and several communities in the southern portion of Anvaya. This commitment has been made in prior Annual General Meetings, but delivery was delayed. Globe has now confirmed a target completion by the fourth quarter of year 2025.

Recognizing that a year is a considerable waiting period, Globe was requested to present short-term solutions. Their technical teams have recently conducted site visits and are expected to return within two weeks to present proposals. The Board and committee members were invited to participate in the discussions to expedite the implementation of interim measures.

(2) Broadband Infrastructure

While Globe has upgraded services from copper to fiber, certain installations were not properly executed. Conduits remain visible on the ground, creating potential safety risks. These deficiencies have been consistently raised by the Board for several years, with multiple communications directed to both Globe and Ayala Land management. Despite prior escalations, rectification has yet to be completed.

Solution:

Concerns were raised regarding improperly installed conduits from the fiber upgrade, which pose both safety and aesthetic issues. Globe, in coordination with Ayala Land contractors, has surveyed the affected areas and committed to commence rectification by November, with full completion expected no later than the first quarter of year 2026.

(3) Road Coverage

Signal along Morong Road has improved but remains inconsistent. Full coverage continues to be requested to ensure uninterrupted connectivity for residents and guests.

Solutions:

Connectivity gaps remain along Morong Road leading to Anvaya Cove. Globe is exploring co-location opportunities on existing towers along the route, as current Globe tower placements are not aligned with the road. This initiative aims to provide more reliable signal coverage, especially for emergency situations.

Issues had been acknowledged, noting that Globe had escalated the matters to the management and are being addressed. Further updates will be shared as implementation progresses.

XI. OTHER MATTERS

Mr. Cardenas requested Engr. Francisco to read aloud the questions and comments submitted by the members pertaining to the matters which have not been taken up during the meeting. He thanked all the members who have submitted their questions and inquiries and clarified that the Board will be limiting the reading and answering of the questions related to the Association and its operations. For all those that concern the Developer, the Board shall promptly refer the queries to Ayala Land.

Engr. Francisco confirmed that no questions or comments had been submitted in advance of the meeting. The Chairman thus invited members to raise questions directly from the floor. Questions raised were noted as follows:

(1) Timeline for the Anvaya Chapel

- It was reported that while no immediate timeline had been set, the chapel's location had already been identified within the master plan. It was further clarified that the completion of the master plan, targeted before the summer of next year, would provide a clearer direction and allow a more concrete response on the chapel timeline.

(2) Other Planned Developments

- The discussions under the master plan included the potential establishment of:
 - a. Commercial areas in the north;
 - b. A marina;
 - c. Additional amenity locations in both the north and south portions of the property;
 - d. Major improvements to existing facilities, particularly the Beach and Nature Club and the Golf and Sports Club.

It was emphasized that feasibility studies for the marina and other amenities were ongoing, and more definite updates would be provided by Q2 of the following year.

(3) Nature-Related Activities

- The timeline for nature-related activities in the northern area had been asked. It was confirmed that nature-related amenities were included in the master plan and would form part of the developments under consideration. A more definite timeline is expected to be shared by Q2 of the following year.

(4) Walkway Along Spine Road

- It was reported that the walkway has become unsafe and unusable due to weed overgrowth, uneven paving, and its abrupt termination before Mango Grove.

Mr. De Jesus acknowledged the concern and clarified that maintenance of the walkway falls under the estate's responsibility. Immediate action would be taken to ensure proper upkeep and cleanliness, while additional safety measures for the area would also be explored. The matter was marked as urgent, with assurances that initial cleaning and safety measures would be addressed promptly.

(5) Stock Certificates

- Inquiry on the process of securing copies of stock certificates was raised. It was explained that despite several communications with AMICASA, responses had been limited to proforma requests for broker details, even when the intent was not to sell but simply to obtain a certificate copy.

Mr. De Jesus advised that, to streamline communication and avoid inconvenience to individual members, the Property Manager would consolidate all concerns related to stock certificates and titles. This consolidated list would then be elevated for appropriate action, ensuring that each matter is properly addressed. Members were assured that necessary parties would be copied in communications to provide visibility and accountability.

It was suggested that, in addition to addressing individual concerns on stock certificates, it would be beneficial to receive regular reports on the volume of requests being processed. The proposal was to provide consolidated figures—without breaching data privacy—indicating how many cases were addressed within a given period. Management confirmed that such reporting could be prepared and shared with the membership in summary form.

(6) Snake Sightings

- Repeated snake sighting had been expressed. While the member acknowledged the prompt response of the property management team and security personnel whenever incidents were reported, they requested updates on long-term measures to mitigate such risks.

Mr. De Jesus clarified that snakes are naturally part of the environment within Anvaya. To minimize risks, the property management office, in coordination with Ayala Land and the Association, has been working on capturing venomous snakes, with seven specimens collected to date, in the hope of supporting antivenom production. However, supply challenges persist nationwide, as the Research Institute for Tropical Medicine (RITM)—the primary source of antivenom—currently has limited stock, available only in small quantities for public hospitals, and subject to strict shelf-life limitations.

In parallel, the Developer and the Property Management remains committed to explore other preventive measures, including developing a landscaping plan to identify plants that either deter or attract snakes, and the possible creation of a rapid-response task force that can be deployed upon reports of snake sightings.

While snakes are indeed part of the natural environment, it was emphasized that safety protocols and preparedness remain essential.

Proposal regarding the distribution of pamphlets and guides be included to clear information on the role of the Security Team, the Beach and Nature Club (BNC), and the Golf and Sports Club. This would provide residents with a comprehensive guide on what to expect from each unit in case of wildlife or medical emergencies, thereby reducing uncertainty and anxiety.

(7) Crow Management

- The rapid increase of the crow population within Anvaya over the past eight years, estimated to have grown twenty-fold. While initial inquiries with pest control services revealed no immediate solutions specific to crows—other than population culling—management acknowledged the seriousness of the matter, particularly for the BNC and Golf and Sports Club areas. Efforts will be made to explore appropriate measures to address the issue.

(8) Road Quality and Maintenance Concerns

- **Rectifications.** Member noted the poor quality of certain newly asphalted roads, specifically the circumferential road to the South Coast. It was noted that the top coat of the asphalt surface had already deteriorated, exposing the gravel aggregates beneath and compromising the smoothness of the pavement. Similar

concerns were reported in older sections of the community that had yet to undergo resurfacing, despite previous committee discussions.

The member expressed concern that such deterioration occurring after only one season reflects poor construction quality, which is unacceptable given the development standards expected in Anvaya. It was emphasized that the long-term burden of upkeep and maintenance would ultimately fall upon the association, making the matter a pressing concern that Ayala Land should address with urgency.

Although several portions had already undergone rectification in the past, yet the same issues persist, indicating substandard quality of work. It was emphasized that despite repeated feedback in previous years, the recurrence of defects remains a pressing concern.

Questions were raised on the absence of clear quality control measures and whether Ayala Land has key performance indicators (KPIs) or standardized testing protocols for asphalt, similar to the testing procedures for concrete and steel. Members stressed the importance of having a documented process that would show the tests conducted, the expected service life, and the durability of materials used in road projects. It was further suggested that such reports be regularly provided to the Homeowners Association for transparency and assurance.

In response, Mr. De Jesus committed to tasking the technical team to review all recently completed roadworks, particularly in South Coast, and to prepare a report containing the relevant quality test results, material specifications, and life expectancy.

- **Accountability.** Members also sought clarification on accountability, raising concerns that the recurrence of defects suggests that no one is actively monitoring the quality of construction works. Questions were specifically directed at identifying who within Ayala Land is responsible for supervising and approving road quality. Management confirmed that several construction managers under Ayala Land oversee such projects, separate from the property management team. It was further clarified that the Construction Management Department (CMD), previously embedded under MDCA, now operates as a separate unit under Ayala Land.

The Association stressed the need for a clear and accountable system of quality checks, with a designated responsible officer to avoid repeated lapses in workmanship.

(9) **Earthworks**

- A member raised concerns on the lack of supervision in ongoing land development activities. It was observed that earthworks are being conducted without clear boundaries, with soil cutting and movement extending to areas

that should have been restricted. The absence of proper monitoring and enforcement of standards was highlighted as a recurring issue.

The Developer took note of the concern and committed to holding the responsible parties accountable through the appropriate committee. It was further discussed that property turnover protocols, including the issuance of test certificates and related documentation, should be reviewed to ensure compliance and adherence to development standards.

(10) Lease Policy and Guidelines

- Inquiry on the Association's policy on lease arrangements, particularly in view of undesirable lease arrangements reported in other exclusive villages was raised.

It was confirmed that a lease policy exists and is consistently published in the Association's monthly newsletter. Key provisions include:

- i. Minimum lease duration of one (1) year for neighborhoods permitted to lease;
- ii. Submission of a notarized lease contract and other documentary requirements as stated in the newsletter; and
- iii. Strict compliance with the single-family dwelling rule under the Deed of Restrictions.

It was further reported that a past incident involving a property leased under the guise of a family arrangement but later converted into a multi-dwelling occupancy was promptly addressed. The lease contract was rescinded, and Management assisted the concerned homeowner in removing the undesirable tenants.

Management acknowledged the risks posed by short-term leases, such as those resembling "Pogo-type" arrangements, and stressed that vigilance is required from all residents to prevent similar occurrences. Existing protocols are in place to address violations through both legal and extra-judicial measures. The Association reiterated its commitment to ensuring the safety and exclusivity of the community.

(11) Softness of Water

- Inquiry An inquiry was raised on the possibility of converting the water supply from hard to soft water, citing recurring stains and deposits on faucets and shower glass as indicators of hardness.

Manila Water explained that the water quality in Anvaya consistently meets the Philippine National Standards for Drinking Water. While the source water in Morong naturally contains elevated levels of iron and manganese, these are treated at the facility to address discoloration and ensure potability. It was

further noted that this was the first time hardness had been raised as a formal concern, although Manila Water offered to conduct a site visit to determine if the issue could be isolated.

The Board emphasized that residents lived experiences must be taken into account in addition to regulatory compliance, recalling that hardness has been observed in the community since its early years. The Board underscored the importance of evaluating possible remedies, including water softeners, supplementary treatment, or exploring alternative water sources.

It was acknowledged that addressing water hardness would require additional facilities, such as softener systems, which entail both capital investment and recurring costs for maintenance and replenishment of softening agents. Management committed to consult with the technical team to study feasible treatment options and provide a report to the Board.

(12) Request for Park Development in Nara Grove

- Request from the resident had been put forward regarding the conversion of the vacant lot beside their property near the main gate into a park. It was observed that when not regularly maintained, becomes unsightly due to overgrowth and may even pose safety concerns such as serving as a habitat for snakes.

Transforming the said area into a park would not only improve its cleanliness and orderliness but also provide a shared space that residents and visitors could enjoy. It was further noted that maintenance of the lot had been inconsistent, with trimming divided between the infrastructure and neighborhood management teams, which resulted in uneven upkeep.

Management acknowledged the concern and assured the resident that regular maintenance of the lot would begin the following week. In addition, the possibility of developing the site into a park will be further studied.

XII. ADJOURNMENT

Before closing, the Chairman took the opportunity to share an important initiative that had been recently organized for the benefit of the neighboring community of Barangay Sabang, which has a population of approximately eight thousand (8,000), including the Anvaya development. He noted the disparity in access to healthcare services and emphasized the need to extend support to the barangay residents who are in desperate need of medical attention.

A medical mission has been established through the efforts of volunteers, many of whom are residents of Anvaya engaged in the medical profession. The Chairman announced that the Board had approved a financial contribution of Two Hundred Thousand Pesos

(P200,000) for the project, with additional support also pledged by Ayala Land and the Golf Club. Nonetheless, he underscored that the mission is still in great need of medication, funding, and volunteers to assist with logistics, table management, and related tasks. Members were invited to contribute in whatever capacity they could and were encouraged to reach out to members of the steering committee.

Further, the Chairman thanked the Management and all personnel assigned to the Association for working together and making the necessary adjustments to show solidarity with the rest of the nation in moving forward. He further extended his appreciation for their resilience and loyal service to the Association and its members.

He likewise expressed his gratefulness to the members who participated in the past years' programs and activities to make such programs and activities a success.

There being no other matters to discuss, the Chairman adjourned the meeting.

(Subject to the Approval of the Members in the next Annual General Membership Meeting)

ATTESTED BY:

CERTIFIED CORRECT:

JOSE MARIA CARDENAS
Chairman

TEODORO CRISOSTOMO
Association Secretary