

NEWSLETTER

JUNE 2026 ISSUE

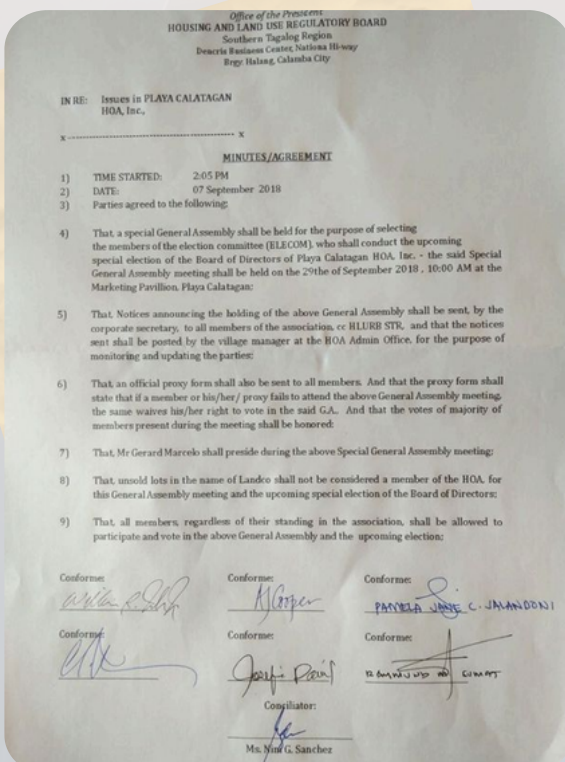
MEMBERS' ONLINE FORUM

On June 13, the Board of Directors conducted an online forum to update members on the key discussions and developments from the Annual General Membership Meeting (AGMM) held on May 9.

The forum was led by Mr. Art Hyndman, who opened the discussion by explaining the NOMELEC's decision to suspend the voting rights of the developer due to its non-payment of association dues, in accordance with the Magna Carta and also because conflict of interest.



The Board also discussed the need to review the current association dues. Members were informed that dues have remained unchanged since the Association's inception despite significant increases in operating expenses, particularly manpower costs and the effects of inflation. To help manage these rising costs, the Board and Management have implemented various cost-saving initiatives and strengthened the Association's billing and collection efforts, including the issuance of demand letters to members with overdue accounts. While these measures have improved collections, the Board noted that they are still insufficient to fully address the Association's growing maintenance, repair, and improvement requirements, especially since no special assessments have been imposed on members.



As part of its efforts to ensure equitable sharing of operational costs, the Board also discussed the proposed implementation of a Beneficial Users Fee for the developer. However, Landco maintained its position that it is exempt from such charges. The developer subsequently requested the suspension of the AGMM and filed a complaint with the DHSUD.

Several members, particularly the first lot buyers and homeowners, shared that they had previously raised similar concerns with the DHSUD in **2018**. They recalled that the DHSUD ruled in favor of the members by suspending the the voting rights of unsold lots during the Association's elections.

(Reference: Minutes / Agreement between HOA members and DHSUD last September 2018)

LEGAL REPRESENTATIVE

The Board also announced that the Association has engaged **Marasigan Nicolas & Olaño (MNO) Law Offices** as its legal counsel to handle matters involving the developer. As an update, the firm submitted the Association's response to the DHSUD on June 23.

Members were likewise informed that the Association's By-Laws will soon be amended to align with the revised Magna Carta for Homeowners and Homeowners' Associations. Management will present the proposed amendments to the membership and provide updates before they are finalized.



continuation: PLAYA CALATAGAN ALTERATION

The discussion also touched on the proposed alteration of the development. Mr. Art Hyndman invited the first lot owners and buyers to share their views. Several members said they had not yet seen the updated site development plan, while others emphasized that homeowners should be fully informed of the possible implications should the proposed alteration be approved. Concerns were also raised regarding the current access arrangement, with members questioning why they must pass through gates and security personnel managed by Casobe to reach the members-exclusive Beach Club.

Mr. John Paul Ely of FPD Asia explained that this was one of the reasons the Board organized the forum, to ensure transparency and keep members informed. He also assured the members that no approval of the proposed alteration would be made without the consent of the majority of the Association's members.

Members with relevant technical and industry expertise highlighted the importance of determining whether an approved revised Site Development Plan exists that reflects the current condition of the property. They also raised questions on whether portions of the development have been subdivided and, if so, whether the required approval of the Association and its members was obtained. If such changes were indeed approved, when did they occur and who authorized them?

The Board acknowledged these concerns and informed the members that these matters, the alteration and Casobe water rates, including the necessary legal review and appropriate actions, will be handled by the Association's legal representative.



- Approved site development plan lists the Beach Club area as lot 2-B-3-A and is part of Phase 1 of Playa Calatagan Village
- Original size of the resident's Beach Club was from the beach to the road (20,000 sqm) and was part of Phase 1 of Playa Calatagan Village

OTHER MATTERS

Oasis Pool. Management informed the members that a follow-up letter has been sent to Landco demanding the completion of the Oasis Pool construction within ninety (90) days.

Abandoned and Unfinished Structures.

Members expressed their concern over abandoned and unfinished structures that have remained within the village since the early stages of development. They noted that these structures have become an eyesore and may negatively affect the marketability and overall appeal of the community. Management shared that the identified structures include unsold lots owned by Landco and a dividend lot under Palacio Village Corporation.



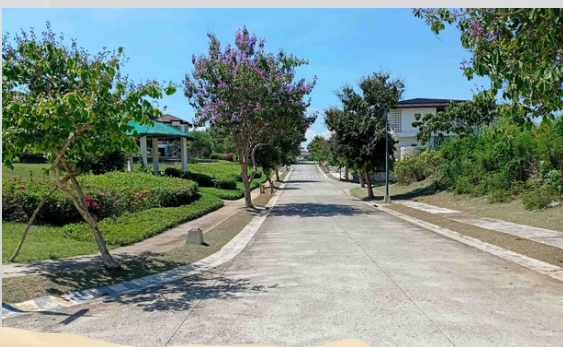
Construction Period. Members also raised concerns regarding residential construction projects that remain ongoing for extended periods. They requested the Board to review the existing construction policy, particularly the prescribed construction period and the penalties applicable to projects that exceed the one-year construction timeline under the Deed of Restrictions (DOR).



GROUND AND FACILITIES UPDATES



The Association's ongoing clearing program continues to make significant progress, with almost 300 lots already cleared by the grounds maintenance team. Routine maintenance activities at the Beach Club and other common facilities are also being consistently carried out by the Technical Team to help preserve the village's appearance and functionality.



During the forum, several members expressed their appreciation to Management and the grounds maintenance team for the noticeable improvements throughout the village, recognizing their continued efforts to enhance the overall condition and appearance of Playa Calatagan Village.

Thank you for staying informed and engaged with the latest developments in Playa Calatagan Village. We remain committed to keeping you updated on matters that affect our Association and our village.

Stay tuned for more updates, and we'll see you in our next issue!