

**REGULAR BOARD OF DIRECTORS' MEETING  
November 05, 2007, 6:30PM @ Le Gran Condominium  
Function Room**

**AGENDA**

1. Call to Order
2. Determination of Quorum
3. Review and approval of the minutes of September 03, 2007 regular meeting of the board of directors
4. Business arising from the minutes of the previous meeting
5. Property Manager's Report
6. Project Status Report
7. Financial Highlights
8. Other Matters
  - a. Letter of CPMI to LYV for Mgt Fee & Staff concern
  - b. Unit 802-804 concern
  - c. RVMV Consulting Engineers feedback on Basements Condition.
  - d. Glorietta 2 issues and how LGCC is safe from the alleged industrial failure

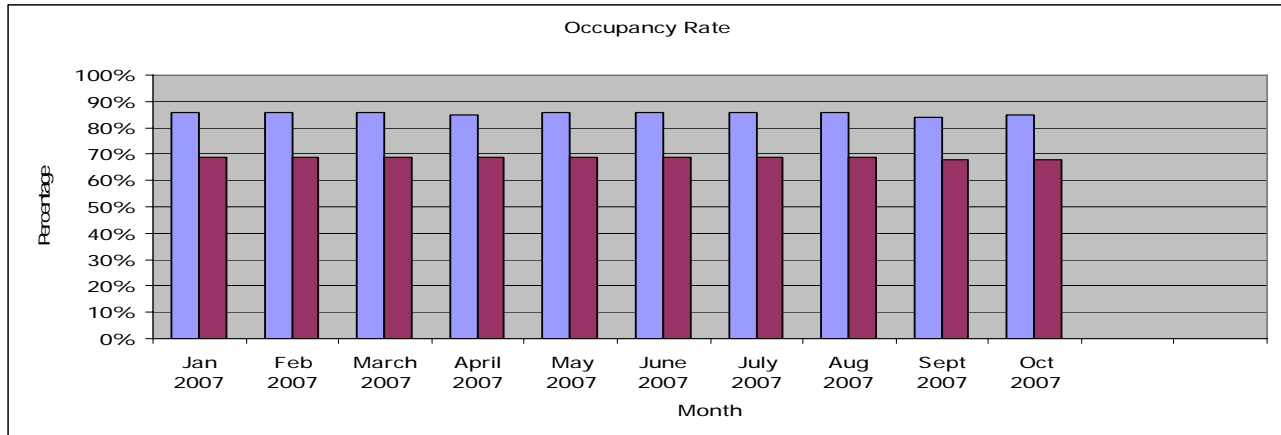
**Prepared by:**

**Dennis H. Locsin  
Property Manager**



Property Managers Report  
For the month of October 2007

**OCCUPANCY RATE:**



Month	Residential	Commercial
January 2007	86%	69%
February 2007	86%	69%
March 2007	86%	69%
April 2007	85%	69%
May 2007	86%	69%
June 2007	86%	69%
July 2007	86%	69%
Aug 2007	86%	69%
Sept 2007	84%	68%
Oct 2007	85%	68%

	Residential Units	Commercial Units	Overall Total
TOTAL UNITS	186	13	199
Total Occupied Units	160	9	169
Owner Occupied	68	3	71
Tenant Occupied	92	5	97
Vacant Units	26	5	31
Occupancy %	85%	69%	85%



**1. ADMINISTRATIVE MATTERS**

**A. Bank Placement Report as of October 2007.**

Bank	Type of account	Account#	Amount	Interest /Php	Total	%
PHILTRUST	Time deposit	0219900013707	1,057,803.66	0	1,057,803.66	5.00%
PHILTRUST	Time deposit	905-36-00451-4	1,000,000.00	20,929.83	1,020,929.83	5.00%
PHILAM	Time deposit	530102075950	529,922.38	35,750.00	565,672.38	4.25%
PHILAM	Time deposit		500,000.00	37,659.70	537,659.70	4.25%
TOTAL			3,087,726.04	94,339.53	3,182,065.57	

**B. Letters/Circulars Issued for the month of September and October**

No	Date	Circular	Subject
1	09-28-07	Circular No 07-09-028	2007-2008 Building Insurance Premium
2	10-10-07	Circular No 07-10-010	Fire Incident
3	10-11-07	Circular No 07-10-011	Feast of Ramadan
4	10-22-07	Circular No 07-10-022	Survey Form

**C. Building Insurance for year 2007**

As approved during the last BOD meeting the rate per sq.m. of 2007-2008 building insurance premium is Php 47.10 per sq.m. and shall be billed into two installments at a rate of Php 23.55.

**Detailed Analysis:**

	Amount
Premium Payable to PGAI	P 523,993.77
Premium billed to LGCC Unit Owners (P47.10 x 12,528.88 sq.m)	P 590,110.25
<b>Excess of Assessment over payments made</b>	<b>P 66,116.48</b>

**D. Near fire Incident**

**E. Illegal occupancy on the Property of Le Gran Condominium**

**F. Employees Bonus for year 2007**



**G. Request for approval to disbursed Php 30,000.00 for LGCC's building personnel and Gov't giveaways for the year 2007.**

**H. Reported incident with the tenant of Unit 2107**

**I. Renovation of Function Room**

**J. Survey Form**

**K. Add'l Christmas Décor**

**2. ENGINEERING MATTERS**

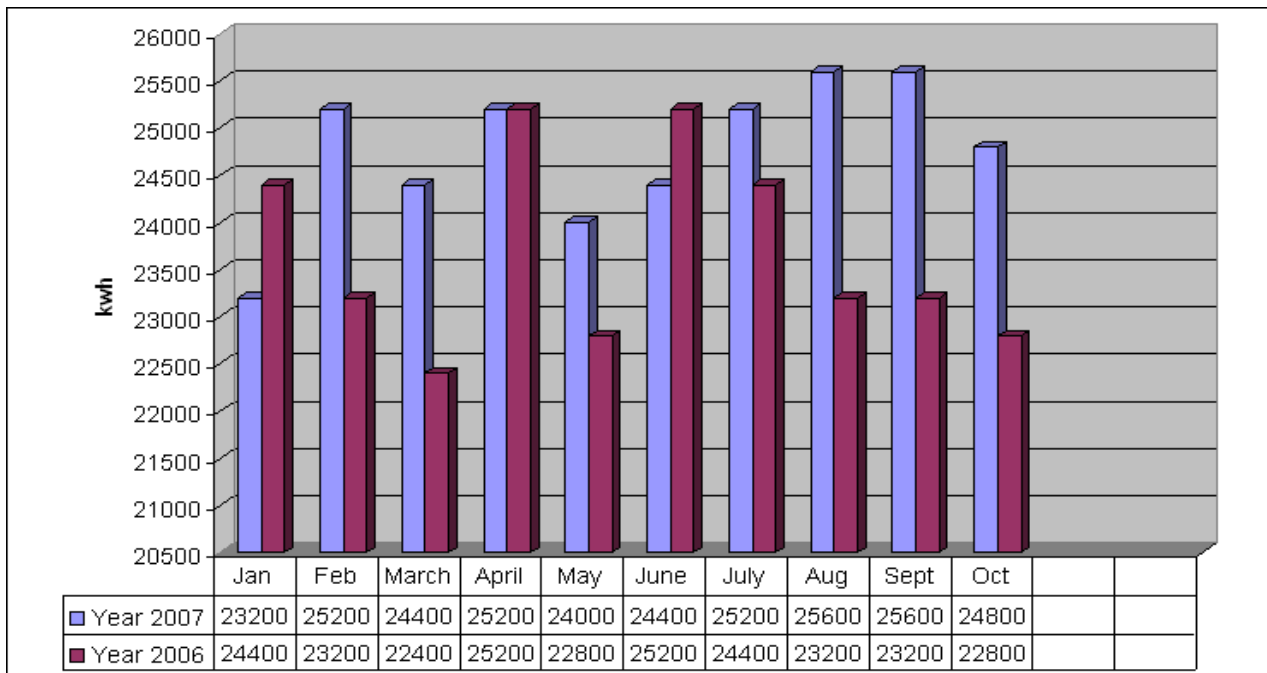
**A. Purchased Add'l Firehose and axe**

**B. NWRB Permits**

**C. Energy conservation through replacement of all parking lighting into enercon lighting.**

**D. Request to purchase grocery cart.**

**E. Comparative Analysis of Electric Consumption for Common Area As of October 2007 (In kwh)**



# *Le Gran Condominium Corporation*

*45 Eisenhower Street San Juan, Metro Manila  
Tel. Nos. 725-4991 / 726-4250*

## *Property Manager's Report*

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*End-of-report*

**Prepared by:**

**Dennis H. Locsin**  
Property Manager

