



Camella Lipa Homeowners' Association, Inc.

Brgy. Tibig, Lipa City Batangas • HLURB Reg. No. 15447 • TIN No. 420-931-299-000

Official Website: <https://camellalipahoa.com> • Contact No.: +639171364374 •

Email: hoaoofficial@camellalipahoa.com

BOARD RESOLUTION NO. 2026-89

**A RESOLUTION DECLARING CERTAIN MEMBERS AS DELINQUENT OR NOT IN GOOD STANDING
PURSUANT TO REPUBLIC ACT NO. 9904, OTHERWISE KNOWN AS THE "MAGNA CARTA FOR
HOMEOWNERS AND HOMEOWNERS' ASSOCIATIONS"**

WHEREAS, the Camella Lipa Homeowners Association, Inc. (the "Association") is a duly organized homeowners' association governed by its By-Laws, Rules and Regulations, and other governing documents adopted by the Board of Directors;

WHEREAS, the Board of Directors of Camella Lipa Homeowners' Association, Inc. convened in a face-to-face meeting on September 05, 2026, with a quorum present and acting throughout, and duly considered the following matters, among others, declaring certain members as delinquent or not in good standing pursuant to Republic Act No. 9904 otherwise known as the "Magna Carta for Homeowners and Homeowners' Associations";

WHEREAS, Republic Act No. 9904, otherwise known as the *Magna Carta for Homeowners and Homeowners Associations*, vests upon duly constituted homeowners' associations, through their Boards of Directors, the authority to enforce their By-Laws, collect lawful dues and assessments, and maintain discipline within the community;

WHEREAS, the association has the duty to ensure compliance with its duly approved bylaws, rules, and financial obligations, including the timely payment of association dues, fees, and other lawful assessments;

WHEREAS, certain members have failed to comply with their obligations to the association, thereby affecting the financial stability and orderly administration of the community;

WHEREAS, pursuant Republic Act No. 9904, Section 16 Delinquent member or member not in good standing. A member may be declared delinquent or not in good standing by the Board of Directors on any of the following grounds:

- a. Failure to pay at least three (3) cumulative monthly dues, fees and/ or other assessments despite repeated demands by the association;
- b. Finding of repeated violation of and non-compliance with, including, but not limited to, final orders and directives, pertinent laws, rules and regulations and policies issued by duly constituted authorities, and the association's Bylaws, policies or rules and regulations;
- c. Commission of conduct detrimental to the interest of the association and/or the community as provided in the Bylaws and determined by the Board from competent proof and after due notice and hearing, to have been committed by the member
- d. Failure to attend membership meetings in person or by proxy without any justifiable reason for at least three (3) consecutive general membership meetings despite receipt of notice;

WHEREAS, pursuant to Republic Act No. 9904, Section 18 Sanctions against a delinquent member or a member not in good standing. The rights and privileges of a member are suspended except the right to inspect the association books and records upon the declaration of delinquency by the Board. In the event that the delinquent member is the representative, such suspension shall extend to the homeowner and all those residing in his/her property;

WHEREAS, pursuant to Republic Act No. 9904, Section 13 Rights of a member. A member shall have the following rights:

- a. Avail of and enjoy all basic community services and the use of common areas and facilities;
- b. Participate, vote and be eligible for any elective or appointive office of the association subject to the qualifications as provided in the Bylaws, and in this Rules;

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CAMELLA LIPA HOMEOWNERS' ASSOCIATION, INC.

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CONTACT US:

****BILLING CONCERN** – Email: camellalipahoa@yahoo.com.ph; camellalipahoa2021@gmail.com; ****ENGINEER CONCERN** – Email: camhoa.engineer421@gmail.com

FB Messenger: Camella Lipa Hoai • FB Page: Camella Lipa Homeowner's Association, Inc.-Official



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- c. Participate, vote and be eligible for any elective or appointive office of the association subject to the qualifications as provided in the Bylaws, and in this Rules;
- d. Participate in association meetings, elections and referenda.
- e. Demand and promptly receive refund of deposits required by the association such as construction bonds, as soon as the condition for the deposit has been complied with or the period therefor has expired.
- f. Terminate his/her membership in the association, except when membership is compulsory or automatic;
- g. To enjoy all other rights as may be provided in the Bylaws of the association, subject to the limitations as may be provided therein

WHEREAS, the concerned members were duly notified in writing, given the opportunity to respond and/or comply, and afforded the procedural requirements prescribed by law;

WHEREAS, despite due notice, lapse of required periods, and observance of due process, the concerned members failed to settle their arrearages, submit satisfactory explanations, or otherwise comply with their obligations;

NOW, THEREFORE, BE IT RESOLVED, that the Camella Lipa Homeowners' Association, Inc. through its Board of Directors hereby RESOLVES as follows:

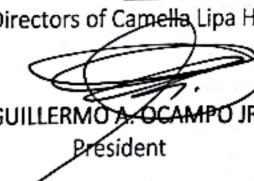
RESOLVED FURTHER, that the members enumerated in Annex "A", which forms an integral part of this Resolution, are hereby declared Delinquent or Not in Good Standing, effective immediately, pursuant to Republic Act No. 9904.

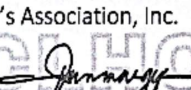
RESOLVED FURTHER, that pursuant to Section 18 of Republic Act No. 9904, all rights and privileges of the said members as members of the association are hereby suspended, except the right to inspect the books and records of the association, without prejudice to their continuing obligation to pay all outstanding dues, fees, assessments, and other lawful charges.

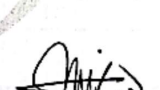
RESOLVED FURTHER, that the Finance Officer is hereby authorized and directed to formally notify the affected members of this Resolution and furnish them with copies thereof in accordance with due process requirements.

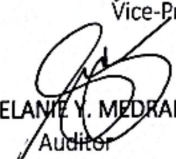
RESOLVED FINALLY, that this Resolution shall take effect immediately upon approval and shall remain in force unless and until lifted by subsequent Board action upon full compliance by the concerned member.

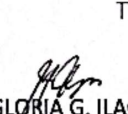
SIGNED this 05 SEP 2026 at Camella Lipa, Tibig, Lipa City, Batangas by the Board of Directors of Camella Lipa Homeowner's Association, Inc.


GUILLERMO A. OCAMPO JR.
President


RANDY M. GEPIGA
Vice-President


RHEA M. MULINGBAYAN
Treasurer


MELANIE Y. MEDRANO
Auditor


GLORIA G. ILAGAN
Secretary

NAME

GOVERNMENT ID

NUMBER

EXPIRY

Guillermo A. Ocampo Jr.

Randy M. Gepiga

Rhea M. Mulingbayan

Melanie Y. Medrano

Gloria G. Ilagan

Doc. No. _____

Page No. _____

Book No. _____

Series 2026

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NOTARY PUBLIC

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