



GHC 2026 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, April 24, 2026</p> <p>Commenced: 12:10 p.m. Roll call/quorum present: Quorum exists Adjourned: 12:17 p.m.</p> <p>Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC's YouTube Page and GHC's website to allow members of the public to attend the meeting via Zoom, and YouTube.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 5px;">ATTENDANCE</th> </tr> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u> Jonah – Guam Daily Post</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (in person) Alysia Leon Guerrero, Controller (in person) Randy Barcinas, Maintenance Supervisor (via Zoom) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p> </td> </tr> </table>	ATTENDANCE		<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (via Zoom) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u> Jonah – Guam Daily Post</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (in person) Alysia Leon Guerrero, Controller (in person) Randy Barcinas, Maintenance Supervisor (via Zoom) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p>
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	AGENDA ITEM	DISCUSSION	ACTION/ PLAN	FOLLOW/UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:10 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the March 27, 2026, Board Meeting were reviewed and discussed by the Board.	Motion to approve March 27, 2026, Board Meeting minutes made by Director Angel and seconded by Director Duarte, and without any further objections, they were approved.	GHC Administrative Assistant	GHC Administrative Assistant	APPROVED

AGENDA ITEM		DISCUSSION	ACTION//PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	President's Report / Remarks:	Due to connectivity issues affecting the Board Members attending the meeting, Chairman Florig recommended tabling the President's report for consideration at the next Board meeting.	Motion to table Report and move to New Business made by Director Duarte and seconded by Director Angel, motion was approved.	Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going
V.	Legal Report	Status of Foreclosure Cases: NONE		Legal Counsel	Legal Counsel	On-Going/ Pending
VI.	Old Business:	NONE				
VII.	New Business:	<p>A. <u>Application for Mortgage Loan Approval:</u></p> <p>When employees families and employees apply for loans, the current requirement is that the Board has to pre-approve the loan. Chairman Florig recommended that requirement for Board approval for families and employees of GHC who are pre-approved and meet all requirements to get loan or rentals from GHC be waived and give authority to the President to issue the final approval on them.</p> <p>B. <u>Option to Extend Legal Services Contract</u></p> <p>President Pangelinan had informed that Attorney Bronze is currently off-island, but was able to contact the secretary to Attorney Bronze who informed that he is in acceptance of the 1 year extension of legal services.</p>	<p>Motion to give authority to GHC President without Board approval made by Director Duarte and seconded by Director Angel, and without any further objections, the motion was approved.</p> <p>Motion to extend legal services made by Director Duarte and seconded by Director Angel, and without any further objections, the motion was approved.</p>			
IX.	Public Participation	NONE				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IIX.	Adjournment		The Board scheduled their next Board meeting for May 29, 2026, at 12:00 p.m. Upon motion duly made by Director Duarte, and seconded by Director Angel, and without any objections, the meeting was adjourned at 12:17 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 5.29.2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 6/8/26