

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

AUGUST & SEPTEMBER 2020 **Our Website → Imperialgolfstates.org**

BOARD OF DIRECTORS

President

Charlie Litow

Hazardcoe@gmail.com

Vice President

Gale Schwartz

gmschwartz@aol.com

Treasurer

Pat McCabe

patleomccabe@gmail.com

Secretary

Tom Harruff

tomharruff@comcast.net

Directors

Deb Frost

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John Mickelson

Mickthecop@aol.com

Jim Wilson

jwilsonige@yahoo.com

Superintendent

Mark Thieme

imperialmarkthieme@gmail.com

NEW PROPERTY MANAGEMENT COMPANY

On September 10, 2020 at 6:00 PM your Board met in special session to approve the contract replacing our current property manager with a new vendor. Notices of the meeting were sent out via email and were also posted on all community bulletin boards.

Your Board has changed to a new property management company. Sandcastle will no longer be our property manager effective November 1, 2020. The new property manager is Vesta Property Services. Here is a link to the Vesta website → **Vesta Property Services**

Once the change to VESTA is official on November 1, 2020, we will post updated property manager information on our website and in the Newsletter. Vesta will also be sending out a welcome letter to all residents once the change takes place.

We wish Sandcastle continued success as we transition to our new property manager. We will still have a professional relationship with Sandcastle as they are currently still working for the Greater Imperial Board.

Until the first of November, please continue to send all inquiries, forms, and other HOA business to Sandcastle.

SEPTEMBER 2020 BOARD MEETING

Your Board did not meet in August. The Board meet via teleconference on September 24, 2020. Notices of the meeting were posted on all bulletin Boards and on our website. Residents could participate via conference call and were sent an email with details to join the teleconference.

ZACH'S LAKE AERATION SYSTEM

The Zach's Lake aeration system installation is almost complete. This project was described in the June 2020 Newsletter. Zach's Lake is the body of water adjacent to the back gate. The unit is installed and will be functional as soon as the electrical work is completed. We expect the system to go live in October.

To ensure the effectiveness of the system purchased, the water in Zach's Lake was tested prior to the system being installed. We will test again after 6 months to look for water quality changes and improvements. We will also be checking for the other expected benefits of the system, which include less bottom mud, deeper depth, less midge flies, and a healthier lake for fish and other wildlife.

The current water testing results for Zach's lake is as follows:

Nitrogen 1.22 milligrams per liter.

(The EPA lists 10 milligrams per liter as the maximum allowed for public water systems).

Phosphorous 0.0393 milligrams per liter.

(The natural levels of phosphate usually range from 0.005 to 0.05 milliliters per liter.)

Conductivity 1084 micromhos per centimeter.

(Conductivity is a measure of water's capability to pass electrical flow. This ability is directly related to the concentration of ions in the water. The unit of measurement for conductivity is expressed micromhos (umho/cm) which is the reciprocal of the unit of resistance.)

Dissolved Oxygen 9.53 milligrams per liter

(Healthy water should have dissolved oxygen concentrations above 6.5 milligrams per liter.)

Temperature 28.5 Celsius – 83.3 Fahrenheit

(Our water temperature is consistent with other lakes in Florida in August.)

Turbidity 11.70 Nephelometric Turbidity Units - NTU.

(The World Health Organization states that the Turbidity of "drinking water" should be no more than 5 NTU and ideally below 1 NTU. NTU = Nephelometric Turbidity. It is caused by particles suspended or dissolved in water that scatter light making the water appear cloudy or murky. Particulate matter can include sediment - especially clay and silt, fine organic and inorganic matter, soluble colored organic compounds, algae, and other microscopic organisms.)

In summary, Zach's Lake water is currently within the acceptable range of all regulatory water quality measures.

We do have higher phosphate levels than we would prefer, probably due to chemicals used in yards, but it is still within an acceptable range. We will test again in 6 months to see if the new system has the desired impact.

Here is a link that will direct you to a web site that explains in greater detail what water testing is about, and what limits should be--→ <http://fosc.org/WQData/WQParameters.htm>

DOOR TO DOOR SALES AND STREET/CORNER SOLICITATIONS ARE NOT ALLOWED

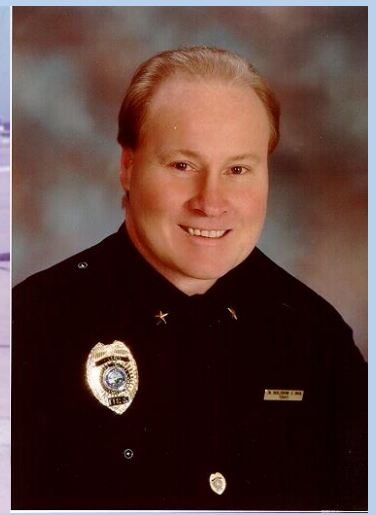
The Board has been made aware that some vendors and people are violating the no solicitation rules within the community. Some vendors have had people knocking on doors taking a survey to see if you needed their services. This is not allowed. A survey is an attempt to get around our door to door sales prohibition. If this happens to you, identify the vendor and let our property manager know. The easiest way to identify the vendor is to ask for their brochure or business card. Once identified, our property manager can take steps to ensure the violations stop.

Our rules also state no one should conduct themselves in a way that will interfere with rights, comforts and conveniences of any other Lot Owner or occupant. We have had several incidents of young children or teens setting up tables with signs at the 4 way stop or along our roads. In each instance, they were selling beverages, cookies, or coupon books. Please consider the bigger picture here and let's find other ways for our children to do the fundraising they occasionally get involved with. By setting up tables or stands at the 4 way stop or anywhere along our roads, or in front yards, please consider if these actions run afoul of our rules and do these actions interfere with rights, comforts and conveniences of others. Any outward action to sell is going to be problematic.



MEET YOUR BOARD

We have been introducing you to your Board of Directors, your superintendent, and your committee members. Each month will feature a different community member. Please remember your Board members and committee members are all volunteers. They donate their time and efforts for all of us. We have already introduced you to HOA President Charlie Litow, Vice President Gale Schwartz, Secretary Tom Harruff, Treasurer Pat McCabe, and Board member Debbie Frost. This month let us introduce you to Board member John Mickelson.



John & Brenda Mickelson

John and Brenda Mickelson purchased their home within Imperial on Castle Garden Lane in April of 2018. John joined the Board in January of 2019. John is assigned to the Infrastructure Committee and the Lake's Committee. John also prepares the monthly Newsletter and assist with our Website.

John and Brenda are from The St. Paul/Minneapolis metropolitan area. Brenda is a nurse having worked at the Mayo Clinic and John spent 35 years in law enforcement. John has an Associate's Degree in law enforcement, a Bachelor's Degree in Public Administration, and a Master's Degree in Management.

John is an ROTC graduate from Shattuck Military Academy where he also played hockey. He spent 4 years on active duty in the Air Force and 2 years on inactive reserve. John is rated/certified as 100% permanently and totally disabled by the US Department of Veteran's Affairs from injuries sustained in service to our country. John's military injuries got worse over time and ultimately resulted in his retirement in 2018.

John has spent his entire working life in public service. After military service, he became a nationally certified paramedic for Regions Hospital in St. Paul, MN. The next 30 plus years were in law enforcement. John served as a Police Officer, Sergeant, Captain, Deputy

Chief, Chief of Police, and finally as the Director of Public Safety. As Director of Public Safety, John was in charge of the police department, fire department, dispatch center, municipal jail facility, paramedic ambulance service, and emergency management division.

John has served as the President of his County Chiefs of Police Association. He has also testified before the Minnesota State Legislature on many issues relating to law enforcement, criminal justice, and public pension reform. John taught Criminal law and Constitutional law, as an adjunct faculty member, at Inver Hills Community College in Minnesota for many years. John finished his professional career working for the U.S. Department of Veteran Affairs handling fraud and disability rating issues. John, Brenda, and their two cats, reside in Imperial full time.

POLITICAL FLAGS AND SIGNS

As another election nears, signs and flags supporting a candidate have appeared. While many communities prohibit these types of political statements, our rules do not prohibit their existence. However, our rules do prohibit obnoxious and offensive activities as well as anything that is nuisance or an annoyance. If you elect to put up a flag or sign demonstrating your political support, please do so in a way that does not violate our rules.

FINANCIAL REPORT FROM TREASURER PAT MCCABE **JULY AND AUGUST 2020**

The following is select financial information for IGEHOA for the month of **July 2020**:

Balance Sheet:

<u>Assets</u>		<u>Liabilities and Equity</u>	
Cash	\$320,954	Current liabilities	\$339,786
Reserves	275,100	Reserves	275,100
Acc. Rec.	33,979	Equity	63,449
Other	<u>71,278</u>	gain/(loss)	<u>22,976</u>
Total	\$701,311		\$701,311

Monthly income and Expense

Income

Budgeted	\$131,583
Actual	<u>137,302</u>
Difference:	\$5,719

Expenses

Budgeted	\$131,583
Actual	<u>126,845</u>
Difference:	\$4,738

Treasurer's Comments:

- First draft of 2021 budget has been sent to all Board members.
- Final budget and annual dues for 2021 must be approved by the Board no later than November 2020 meeting.
- The financial position of the HOA is good and it has adequate cash to meet our needs.
- Actual income was higher than budgeted due to higher transfer and application fees.
- Actual expense was lower than budgeted due to lower grounds maintenance costs.

The following is select financial information for the HOA for the month of **August 2020**.

Balance Sheet:

<u>Assets</u>		<u>Liabilities and Equity.</u>	
Cash	\$255,529	Current liabilities	\$216,875
Reserves	275,030	Reserves	275,030
Acc. rec.	11,840	Equity	63,449
Other	40,968	gain.(loss)	28,013
Total	\$583,367		\$583,367

Monthly Income and Expense

Income

Budgeted	\$131,583
Actual	<u>135,754</u>
Difference:	\$ 4,171

Expenses

Budgeted	\$131,583
Actual	130,717
Difference:	\$866

Treasurer's Comments:

- HOA reserve balance up to \$275,000.
- Account Receivable very good at only \$12,000.
- The financial position of the HOA is good and it has adequate cash to meet our needs.
- Actual income was slightly higher than budgeted due to higher sales /transfer fees.

Financially yours, Pat McCabe, HOA Treasurer

NEW WELL COMPLETED IN REGAL PARK

The HOA applied for a permit to dig a new well in Regal Park. The water use permit issued allows us to connect the test well in Regal Park to our irrigation system. This well feeds the four-way intersection, and three other locations, where we have iron staining issues. The new well will hopefully decrease the staining to our roads, sidewalks, curbs, and improve water quality for the vegetation.

The permit was approved on August 12, 2020. The “Well Permit Modification Application” allows for us to drill four wells down 75 feet into the Lower Tamiami Aquifer and hopefully get rid of the iron staining. The wells will be cased to 60 feet. The water pump for this new well is located in Regal Park.

Once the new well is fully operational and we know that the iron staining is gone, we will consider having the other three wells drilled, lined, and pumps installed. These modified wells, once completed, should remove our iron staining issues and save us from the on-going clean-up costs. It will also enhance the appearance of our community.

FORTH QUARTER DUES AND 2021 DUES PAYMENTS

Fourth quarter dues for October, November, and December should still be handled by Sandcastle. They remain our property manager through November first.

The 2021 payment booklet will be sent to you by our new property management company VESTA after November first.

GOLF CARTS AND LOW SPEED VEHICLES

Our HOA rules do not allow golf carts on our private roads. There have been reports of Golf Cart type vehicles being operated in the community.

However, there is a class of vehicles that the State of Florida does allow on roads. These are classed as Low Speed or Neighborhood Electric Vehicles and are governed by Florida Statute 320.01.41. These vehicles must be registered and licensed by the State, operated by a licensed driver and have specific safety features such as Headlamps, front and rear turn signals, Stop and tail lights, a windshield, seat belts for each seat, and a vehicle identification number.

Low Speed Vehicles

[Section 320.01\(41\), Florida Statutes](#), defines LSVs as “any four-wheeled vehicle whose top speed is greater than 20 miles per hour, but not greater than 25 miles per hour.” **LSVs must be registered, titled and insured** with personal injury protection (PIP) and property damage liability (PDL) insurance. **Any person operating an LSV must have a valid driver license** in their immediate possession.

Here is a link to Florida traffic laws on low speed vehicles. **Florida Traffic Laws**.

Please remember the Sheriff's Office does patrol in our community. They can and will cite any drivers they find violating traffic laws. Even though our roads are private, the Sheriff's Office will enforce all Florida traffic and vehicle laws within our community.

PERIMETER FENCING REPAIRS HAVE BEEN COMPLETED

The perimeter fencing around our community has been repaired. All the perimeter fencing that had been damaged beyond repair by storms, trees falling, or other impacts, has been replaced. Fence replacement is an on-going expense as most of our fencing is not new and will require repair or replacement over time.

COMMITTEE REPORTS

The Infrastructure Committee, Beautification Committee, and Lake's Committee did not meet. Beautification Committee members received an email asking them to submit their ideas to Director Deb Frost regarding the SW corner of the 4 way to enhance appeal.

PRESIDENT'S REPORT SEPTEMBER 2020 - BY CHARLIE LITOW

Items covered in the report include: Political signs and flags, easements, defining maintenance versus capital improvement, rule making authority, property manager duties, back gate issues, board minutes, a stabbing in our community, Veteran's Road expansion, our Newsletter, personnel matters, and changes in governing documents.

The Internet link below will take you to this report which is posted on our web site.

Click Here → **[President's September Report](#)**

SEPTEMBER 2020 SUPERINTENDENT'S REPORT BY MARK E. THIEME

Items covered in the report include: Entrada Gate repairs, drainage issues, storm lids, Zach's Lake Aeration system, and fence.

The Internet link below will take you to this report which is posted on our web site.

Click Here → **[Superintendent's September Report](#)**

GIB REPORT AND COMCAST UPDATE SEPTEMBER 2020 BY OUR GIB REPRESENTATIVE TOM HARRUFF

Items covered in the minutes include: GIB proposed 2021 budget, a Bike/walk path from main gate to near the 4 way stop, and a Comcast Update on the fiber installation.

The Internet link below will take you to this report which is posted on our web site.

Click Here → [**GIB & Comcast September Report**](#)



COMMITTEES

Your homeowners association has a number of residents who have volunteered to help the Board by serving on committees. These committees are essential for the Board to get input from our membership. We want to thank those people who have stepped forward to serve others. We have the present following committees and membership:

Lakes Committee:

Board Chairs – Gale Schwartz and Co-Chair John Mickelson
Caitlin Fortier – Representing Empress Lake residents
Jerry Lowe – Representing Zach’s Lake residents
Ryan Wiehrdt – Representing Bismark Lake residents
Mark Thieme – IGE Superintendent
Carolyn Bradtmiller– Representing Countess Lake residents

Infrastructure Committee:

Board Chairs – Tom Harruff & CO-Chair John Mickelson
Jim Wilson – Member
Dan Castaldini - Member
Mark Thieme – IGE Superintendent

Beautification Committee:

Board Chair – Deb Frost
Judith Perkins – Member
Stephanie Hardy – Member
Georgia McDowell – Member
Pam Myers – Member
Anne Harruff – Member
Ryan Wiehrdt - Member

Violations Committee:

Board Chair – Charlie Litow

New School Construction and Veteran’s Road Expansion Committee:

Board Chair - Charlie Litow
Board member – Tom Harruff
Jim Beggan - Member
Greg Biada – Member
Dan Castalini – Member
Pam Falcigno – Member
P.J. Marinelli – Member
Gary West – Member

If anyone has an interest in serving on a committee, please contact Sandcastle and let us know what committee you are interested in serving on.

Other Board Assignments are as follows:

GIB Board Representative	Tom Harruff
Entrada Gate Chair	Jim Wilson
Architectural Review Board Chair	Gale Schwartz
Comcast Representative	Tom Harruff
Newsletter Production	John Mickelson
Website Maintenance	Charlie Litow & John Mickelson

IMPORTANT NUMBERS TO KEEP HANDY

Sheriff’s Office Non-Emergency Number	239-252-9300
Domestic Animal Control	239-252-7387
Humane Society Animal Shelter	239-643-1555
Garbage/Waste Pick Up	239-252-2508
Solid Waste Management	239-252-2508
Code Enforcement	239-252-2440
Comcast	800-934-6489
Naples Daily News Circulation Dept.	239-263-4839
Sandcastle Community Management	239-596-7200



HOA COMMITTEES & DUTIES

ARCHITECTURAL REVIEW

Gale Schwartz - Chair

BEAUTIFICATION

Deb Frost - Chair

ENTRADA BACK GATE

Jim Wilson - Chair

GREATER IMPERIAL BOARD REPRESENTATIVE

Tom Harruff

INFRASTRUCTURE

Tom Harruff – Chair
John Mickelson – Assistant Chair

LAKES

Gale Schwartz – Chair
John Mickelson –Assistant Chair

VIOLATIONS

Charlie Litow – Chair

NEWSLETTER

John Mickelson

WEB MASTER LIAISON

Charlie Litow & John Mickelson

HOA SUPERINTENDANT

Mark Thieme

HOA WEB PAGE

Web Master – Mike Shields
www.igenaples.info/index

IMPORTANT DATES FOR MEETINGS AND DUES

HOA First Quarter Fees - Due January First Of Every Year \$598.39 for 2020

HOA Second Quarter Fees - Due April First Of Every Year \$598.39 for 2020

HOA Third Quarter Fees - Due July First Of Every Year \$598.39 for 2020

HOA Fourth Quarter Fees - Due October First Of Every Year \$598.39 for 2020

HOA Board Meetings - The Board meets on the 4th at Sandcastle Office Thursday of the month. The time, 9150 Galleria Ct #201 location, and format of the meeting are pre-posted. Naples, FL 34109

IMPERIAL GOLF ESTATES HOME SALES

As of September 30, 2020

8 Houses Active For sale
2 Pending With Contingency
2 Pending
38 Closed Sales 2020 (2 Outside MLS)
\$559,682 Average selling price

Average selling price per square foot - \$219.25

