

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

January 2020

YOUR HOA WEBSITE

www.igenaples.info/index.htm

BOARD OF DIRECTORS

President

Charlie Litow
Hazardcoe@gmail.com

Vice President

Gale Schwartz
Wndanh20@aol.com

Treasurer

Pat McCabe
pat@midwesttile.com

Secretary

Tom Harruff
tomharruff@comcast.net

Directors

Deb Frost
DebFrostIGE@yahoo.com

John Mickelson
Mickthecop@aol.com

Jim Wilson
jwilsonige@yahoo.com

Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

ELECTION RESULTS

On January 6, 2020, at 7:00 PM, the annual meeting of the membership for Imperial Golf Estates was convened at the Imperial Golf Clubhouse main room. We were unable to establish a quorum. As a result, the meeting was adjourned until 6:00 pm on Monday January 27, 2020. We were able to reach a quorum, have an election, and update our bylaws and Articles of Incorporation at the second meeting. The Imperial Golf Estates Homeowners Association belongs to all of us. Thank you to all who participated. Together, we can accomplish our goals and maintain a safe and secure community.

The election for your Board of Directors took place at the annual meeting. The results were as follows:

Deb Frost	222 Votes
Pat McCabe	211 Votes
Jim Wilson	199 Votes
Stephanie Hardy	187 Votes
Martha Mugford	142 Votes

The Board would like to thank all the candidates for stepping forward and getting involved in our community. Your Board of Directors are all volunteers. Every person donates a lot of time and effort to ensure our community is one of the best.

We also want to thank those individuals who served on the Board in 2019. Their service to their neighbors, this community, and this Association is very much appreciated. Their services will be missed. David Krause, Nate Celauro, and Martha Mugford served on your Board in 2019. Nate and Martha have many years of service to the Board and this community. David, Nate, and Martha, thank you for donating your time and talents for all of us who reside here.

After the yearly election, the newly elected Board is charged with meeting and electing a President, Vice President, Treasurer, and Secretary for the year. This election took place at the Board meeting held on January 30, 2020. Your 2020 Board of Directors and Board Officers are:

President	Charlie Litow
Vice President	Gale Schwartz
Treasurer	Pat McCabe
Secretary	Tom Harruff

Directors:	Deb Frost
	John Mickelson
	Jim Wilson

The Board had proposed a number of changes to our governing documents. Changes to the Articles and By-laws required a simple majority of people voting. Changes to the Declarations have a higher threshold for passing. These documents require 2/3rds of those voting to be in favor of the proposals for any changes to take place. Here are the results of the proposed changes to the Articles and By-Laws and the Declarations documents:

The changes to the Articles and By-Laws passed:

140 Votes in favor of the Articles and By-Law changes
132 Votes opposed to the Articles and By-Law changes

The proposed changes to our Declarations did not pass. We did not achieve the 66% approval required for the changes.

136 Votes in favor of the Declarations Documents changes
135 Votes opposed to the Declarations Document changes

The updated Articles and By-Laws, with all the incorporated changes, will be updated to our Website in the very near future.

WEBSITE ADDRESS CHANGE

Your HOA has acquired the Internet domain address of www.ImperialGolfEstates.org. We will be transitioning our website information to this new web address. The old web address of IGENaples.info/Index.htm will continue to be available, and will automatically transfer you to the new Internet address after the changeover. We do not have an exact date for when this will be completed, but it will happen sooner than later. We will keep everyone informed.

We are making the change simply because we believe the new Internet address is easier to remember and is a better description of our community.

STREET REPAIRS

Some of you may have noticed the metal plates that were on our roads have been removed and the roadway repaired. This happened in December of 2019. A special thanks to our Superintendent Mark Thieme for supervising the project and getting it done correctly.



HOA COMMITTEES

ARCHITECTURAL REVIEW

Gale Schwartz - Chair

BEAUTIFICATION

Deb Frost

GREATER IMPERIAL BOARD REPRESENTATIVE

Tom Harruff

ENTRADA BACK GATE

Jim Wilson

INFRASTRUCTURE

Tom Harruff – Co Chair
John Mickelson – Co Chair

LAKES

John Mickelson – Co-Chair
Gale Schwartz – Co-Chair

NEWSLETTER

John Mickelson - Chair

VIOLATIONS

Charlie Litow – Chair

Web Master Liaison

Charlie Litow & John Mickelson

HOA WEB PAGE

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

UPCOMING EVENTS

HOA First Quarter Fees - Due January First Of Every Year

HOA Second Quarter Fees - Due April First Of Every Year

HOA Third Quarter Fees - Due July First Of Every Year

HOA Fourth Quarter Fees - Due October First Of Every Year

HOA Board Meetings (6:00 PM) February 27, 2020
at Sandcastle Office March 26, 2020
9150 Galleria Ct #201, April 23, 2020
Naples, FL 34109

IMPERIAL GOLF ESTATES HOME SALES

As of 12/31/2019

13 Houses Active For sale
3 Pending With Contingency
0 Pending
37 Closed Sales 2019
\$540,895 Average selling price
Average selling price per square foot - \$204.46



ENTRADA GATE DAMAGE

At 2:20 am on the morning of January 17, 2020, a minivan drove through the front gate by crashing through the stop arms. The vehicle then drove through Imperial Golf Estates and crashed through the back gate leaving our complex. The vehicle crashed through the stop arms and the swinging gates at the Entrada exit from our community. The damage was severe and we have filed an insurance claim for the damage. The damage exceeded 10,000 dollars. The Board also filed a report with the Collier County Sheriff's office. The vehicle was a 2013 to 2017 Chrysler minivan burgundy in color. Vehicle parts were recovered at our back gates and the front gate has a probable license plate of the vehicle. As of this time, we do not know the status of the investigation by the sheriff's office. It is currently considered an active investigation and no additional information is available at this time. It is the Board's intention to request the suspect(s) be prosecuted to the full extent of the law. Anyone with information about the minivan, or the occupants, are encouraged to contact the Collier County Sheriff's Office.

The Board has also upgraded the cameras at the Entrada Gate. We have pictures of many Entrada gate violations. We have pictures, or witnesses, to vehicles going through the gate side by side, vehicles bringing in trailers, and others attempting to drive through after the car in front of them opened the gates. One vehicle with a trailer attached damaged the gate arms as they closed. These are all violations of the Entrada Gate rules. Your Board will be following up and corrective action will be taken. Please remember people violating the Entrada gate rules will have their Entrada gate privileges revoked and have fines assessed. We are also responsible for the guests we authorize into the community. Please ensure your guests do not violate the Entrada Gate rules.

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

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, and to add our resident's expertise to this community. 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 – John Mickelson and Gale Schwartz
 Caitlin Fortier – Representing Empress Lake residents
 Jerry Lowe – Representing Zach's Lake residents
 Ryan Wehrdt – Representing Bismark Lake residents
 Mark Theime – IGE Superintendent

Infrastructure Committee:

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

Beautification Committee:

Board Chair – Deb Frost
 Caitlin Fortier – Member
 Odamis Houston – Member
 Mark Camp – Member
 Gregg Gottfried - Member
 Mark Theime – IGE Superintendent

Violations Committee:

Board Chair – Charlie Litow

If anyone has an interest in serving on a committee, please contact Sandcastle management 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 Representative	Jim Wilson
Architectural Review Board	Gale Schwartz
Comcast Representative	Tom Harruff
Newsletter Production	John Mickelson
Website Maintenance	Charlie Litow & John Mickelson

Your Board will be starting a new committee to review the aspects of a new high school being built to our North, and to the extension of the Veterans Memorial Boulevard going to the West. We need a group of our membership to review how these events will impact our community with noise, traffic, and other unknown consequences. If you have any desire to serve on this committee, please contact Sandcastle to volunteer.

GIB (Greater Imperial Board) 2019 Report

It was a very busy year for the Greater Imperial Board in 2019. We were represented on the GIB by two different Board members. 2019 started with Nate Celauro and ended with Tom Harruff. Here are some of the projects that the GIB completed this past year:

- Repaved the entrance Boulevard from US 41 to IGEHOA Phase 1 in conjunction with the IGEHOA project to repave Phases 1 – 4.
- Repainted the gate house inside and out and installed a new roof.
- New pavers around the gate house including electrical and irrigation work. Recently completed sealing the new pavers. Moved the yield sign to front of island behind the gate house. More visible to visitor's lane.
- Landscaped and new flowers on part of the front island, around the gate house and the entrance wingwalls.
- Installed lighted gate arms for both entry lanes and a new gate arm bar on the exit lane.
- Replaced Ramco with Statewide as the access entry control contractor and Cypress as access control I.T. contractor. Rebuilding the front gate access data bases.
- Voted to return the entrance boulevard speed limit back to 35mph from Park Place West to IGEHOA wingwall. New 35 MPH signs have been posted.

Just as a reminder, THE GIB is a group that has one representative from the golf course and from each individual homeowners association East of the main gate. We are just one of 14 members, and we only get one vote on most issues before the GIB under the current bylaws of the GIB even though we are the largest community.

There are several issues your Imperial Golf Estates Board of Directors is reviewing in regards to the GIB. Our agreement with them, under the current format, gives us one vote on the GIB. We only get one vote when we represent 634 property owners. Smaller communities near the main gate with only 28 property owners also get the same one vote as we do. Your Board does not believe this is an equitable arrangement. In addition, our HOA pays the same amount per household to the GIB as smaller communities and the Golf Course. This equates to us paying over 34% of the GIB budget but not getting 34% of the voting power. Our voting power of one fourteenth does not equate to the amount of money we contribute to the GIB.

Your current Board is attempting to resolve that we pay over 34% of the GIB budget and only get 1/14th of the vote. Your current Board believes our funding to the GIB should equate to our voting rights. Your current Board will be proposing that we should get 634 votes, one for each household, or we should only pay 1/14th of the budget to match our voting rights.

It is very unlikely the smaller communities by the main gate, and possibly the golf course, will agree to this change. It would dramatically alter the voting power and/or funding for the GIB. It is your Board's opinion our proposal to have voting rights equal to budgetary contribution could result in a protracted legal fight if we demand this change or attempt to withdraw from the GIB agreement if our proposed change is not accommodated. This would be an expensive litigation proposition for us, and our dues would probably be impacted by a prolonged legal fight. It would also be even more expensive for the smaller communities, and possibly the golf course as well, if they oppose our proposed changes. The expense of a prolonged legal battle is not what your Board desires, but we feel obligated to inform our membership of the possible consequences of any attempts to change the current GIB format. No decision has been made at this time and your Board will keep you notified prior to proceeding with, or abandoning, any proposed changes to the GIB agreement.

Greater Imperial Board	Number of properties	\$15.50 dues per property per month	Dues Per Year	Percentage of Budget	Votes Now	Votes Each Entity Should Have Per Budget Percentage
IGE	634	\$ 9,827	\$ 117,924	34.3%	1	4.80
Golf Course	300	\$ 4,650	\$ 55,800	16.2%	1	2.27
Bermuda Green	230	\$ 3,565	\$ 42,780	12.4%	1	1.74
Westgate	144	\$ 2,232	\$ 26,784	7.8%	1	1.09
Abbey On The Lake	112	\$ 1,736	\$ 20,832	6.1%	1	0.85
Manors of Regal Lake	64	\$ 992	\$ 11,904	3.5%	1	0.48
Park Place	64	\$ 992	\$ 11,904	3.5%	1	0.48
Park Place West	60	\$ 930	\$ 11,160	3.2%	1	0.45
Weybridge	53	\$ 822	\$ 9,858	2.9%	1	0.40
Imperial Gardens	48	\$ 744	\$ 8,928	2.6%	1	0.36
The Island	41	\$ 636	\$ 7,626	2.2%	1	0.31
Charlestone Square	37	\$ 574	\$ 6,882	2.0%	1	0.28
Castlewood	33	\$ 512	\$ 6,138	1.8%	1	0.25
Wedgfield	28	\$ 434	\$ 5,208	1.5%	1	0.21
Totals	1848	\$ 28,644	\$ 343,728	100.0%	14	14

Lakes Committee 2019 Report

The Lakes Committee was formed in 2019. The goal was to provide all our lakes with a group of people who can advise the Board about our lakes and all the needs associated with water management. The committee researched and oversaw the grass planting along Zach's Lake which happened just prior to the committee being formed. It was hoped that planting Zoysia grass along the shoreline area of Zach's Lake would help with erosion. This project is on-going and the results are being monitored by the committee and the Board.

The committee researched various plants and grass types for the shoreline of all lakes. Committee members visited several other communities and local lakes. The members observed lakes with no foliage and some with all kinds of plants in and around the water. The committee consensus was that a good shoreline and acceptable plants were in the eyes of the beholder. It was personal preference for what each person viewed as the best. As such, no recommendation was made to the Board about plants being allowed in and around the lakes. What one neighbor might want could be opposed by a different neighbor. As such, the committee recommended to the Board that no changes be made to the lakes in regards to foliage being planted along the shoreline or in our lakes.

The committee researched the health of the lakes. Our lakes are within acceptable standards from the State of Florida for water quality and drainage. However, our lakes have lost some depth and we must eventually do something to improve the gradual decline we are witnessing. The use of a bubbler system to repair our lakes has been researched. Members visited other communities with bubbler systems in place. Mediterra has a working bubbler system and it was reviewed in depth. The committee researched noise levels, system effectiveness, purchase costs, system placement, and the on-going maintenance costs of a bubbler system. The committee has recommended to the Board that a bubbler system be considered for installation in Zach's Lake. Pricing has been obtained and the Board will address and discuss this recommendation in the coming months. At the current time, no decision has been made to install a bubbler system in Zach's Lake or any of the other lakes. The Board will keep everyone posted as this process continues.

The Board will have a guest at the Thursday, February 27, 2020 meeting. The speaker will explain lake bubbler/aeration systems to the Board and how such a system can improve the health of our lakes. All interested people are encouraged to attend. Board meetings are usually on the 4th Thursday of the month at 6:00 pm at the Sandcastle office meeting room.

COMCAST UPDATE – ONGOING NOTICE

The notice below was in last month's Newsletter and will remain in all future Newsletters until August 1, 2020. After this date, Comcast will no longer connect a home to the fiber optic system free of charge. We will continue to include this information in our Newsletter until the free installation time frame has expired.

We are including this notice because we want to ensure everyone gets the chance to connect to the new fiber optic system in a timely fashion while it is still free of charge. If you wait until after August 1, 2020 to get your home connected to the fiber optic system, Comcast will charge a fee for the connection. Please take advantage of getting the system connected to your home while the connection service is free.

The prior notice regarding Comcast is as follows:

Your HOA Board joined with several other Imperial residential communities and approved an agreement with Comcast for a replacement Bulk Cable TV contract and added Bulk Internet services. Included in these agreements was a fiber optic cable upgrade throughout the communities.

The fiber optic upgrade to the outside pedestal is complete for all residents. Individual homeowners must call Comcast to get fiber optic cable running from the pedestal to your home.

All IGEHOA homeowners should have received by mail a notice that they can call Comcast to have them come and hook up your house to the new fiber optic cable. The notification will have details of how to contact Comcast to have them come to your home to complete the fiber to the home installation. Someone must be home for the installation completion.

The current coaxial cable line to your home (legacy system) will continue to be operated during this installation period and beyond.

The Comcast phone number to call to get the fiber optic connected is 800-934-6489.

