

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

JULY 2020

Our Website → www.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

debfrostdge@outlook.com

John Mickelson

Mickthecop@aol.com

Jim Wilson

jwilsonige@yahoo.com

Superintendent

Mark Thieme

imperialmarkthieme@gmail.com

JULY 2020 BOARD MEETING

Your Board met via teleconference on July 30, 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.

GATE ACCESS INTO THE COMMUNITY

As many of you already know, when the Greater Imperial Board changed security services at the main gate, there were problems with the software used to read our vehicle stickers to gain community access. This problem was at both the front and at the back gate. To help solve this problem, your Board and superintendent staffed the back gate to assist our members in getting vehicle stickers entered into our gate operating system. It was our hope to get as many of the existing stickers into the system as possible. On Monday, July 13, 2020, the new software to the back gate was implemented. If you encountered any issues and still cannot enter or exit through the back gate, you will have to contact Sandcastle Community Management. Residents should specify during communication with Sandcastle that this concern is related to the Back Gate of Imperial Golf Estates HOA.

You can either email Sandcastle at ImperialDevice@SandcastleCM.com or via telephone at 239-596-7200, extension 215.

Residents experiencing any issues with entry/exit the back gate will have to use the Front Main Gate of Imperial until such time as your issue has been resolved.

Sandcastle will need the following information in order to assist you:

1. Full Name
2. Address
3. Five Digit Number located on your sticker. Have your sticker number ready when you call Sandcastle.
4. Please make sure your stickers are not obstructed with mildew or dirt to assist the card reader to activate the gate.

MEET YOUR BOARD

We are continuing a new segment in the Newsletter. 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 and Treasurer Pat McCabe. This month it is our pleasure to introduce you to Board member Debbie Frost.



My name is Debbie Frost. I have lived in Imperial Golf Estates since 1999, when we bought a lot and built our home. We were drawn to Imperial by the larger lots, the close proximity to everything and the unique character of the various homes. 21 years later, we still love the community and cherish the friendships we've made with so many of our neighbors.

I was born and raised in Connecticut. I graduated from Bentley University in the suburbs of Boston with a degree in Marketing/Management and a minor in accounting. Naples has been my full-time residence since 1991.

Professionally, I have been active in residential real estate sales for 29 years, with the past 23 right here in Naples. As a full-time Realtor, I enjoy that every day brings different challenges. I love being a solution maker, utilizing my marketing and accounting degrees to think outside of the box when the situation calls for it. I truly enjoy working with my customers, and one of my greatest rewards has been the long-term friendships that have developed over the years. I currently sit on the Presidential Advisory Council of John R Wood Realtors and hold a Master Certified Negotiations Expert designation.

I previously served on the Imperial Board of Directors for 4 years, and I am grateful to have been elected for another 2-year term. I love giving back by volunteering in my community, and during my time in Naples I have served as a volunteer for several organizations, including the Make-a-Wish Foundation, the Latchkey League and the P.O.L.O. Club of Naples. I was honored to be named one of the Collier County Foundation's "Woman of Initiative". There is nothing more rewarding than helping others.

My husband, Matt, also hails from Connecticut. We raised our 2 children (Kelsey & Kaden) here in Imperial. We have two adorable granddaughters who love to visit us. As a family, we love to spend time together traveling or simply hanging out. We enjoy mountain vistas, the wilderness of Alaska and the sandy beaches here in Naples. We can have fun everywhere we go. Say hello if you see me out and about walking our dogs, Rey & Trent. And please feel free to contact me regarding any homeowner issues you may have.



Debbie Frost

SEALCOATING OF ROADS IN PHASE 5 AND ENTRADA

A motion was made at the June 25 meeting of the HOA Board of Directors to seal coat the roads in phase 5 and Entrada Avenue from our back gate. The motion failed. The infrastructure committee also briefly discussed seal coating and made no recommendation to do so pending more information. Infrastructure did discuss the need to do routine maintenance in Phase 5 to repair some minor cracks and discoloration in the road.

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

UPCOMING EVENTS

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 Naples, FL 34109 meeting are pre-posted.

IMPERIAL GOLF ESTATES HOME SALES

As of July 31, 2020

6	Houses Active For sale
8	Pending With Contingency
1	Pending
30	Closed Sales 2020

\$561,777 Average selling price

Average selling price per square foot - \$218.87



COMMITTEE MEMBERSHIP

The Board re-appointed all committee members to their respective committees in June and added some individuals to various committees. The list of committee members is in every Newsletter and on our web site should you wish to know who is representing your interest on these advisory groups.

WEB SITE CLARIFICATION

It was recently pointed out that our web address listed on the Newsletter is www.imperialgolfestates.org. However, when you go this exact internet address the domain name is actually www.imperialgolfestates.info. We were asked which is the correct address. The answer is both. We have both Internet addresses. It does not matter which one you use; they both get you to our website data. We currently maintain the data on the domain that ends in info, but either web address will get you to the same exact same data. The .org address automatically takes you to the .info address. We did this to make it easier for our membership to remember our Internet address. You can use either .org or .info to access our website

CYPRESS PRESERVE MAINTENANCE

The Board authorized our Superintendent to supervise the ground clutter removal and weed mitigation in Cypress Preserve. Our HOA must comply with State law in regards to areas designated as a "Preserve," such as Cypress Preserve in our community. The Board had received complaints about ground clutter and invasive vegetation. Our Superintendent coordinated with our vendor and had the Preserve area cleaned. Invasive weeds and ground clutter have been removed from the Preserve. It has made a visible difference and we thank our Superintendent Mark Thieme for his efforts.



FINANCIAL REPORT FROM TREASURER PAT MCCABE **JUNE 2020 FINANCIALS**

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

Balance Sheet:

Assets		Liabilities and Equity	
Cash	\$244,808	Current Liabilities	\$190,506
Reserves	198,323	Reserves	198,323
Accts. Rec.	10,724	Equity	63,449
Other	10,943	gain/(loss)	12,519
Total	\$464,798		\$464,797*

* difference due to rounding

The financial position of the HOA is good and it has adequate cash to meet its needs.

Monthly Income and Expense

Income

Budgeted	\$131,583
Actual	131,003
Difference	\$ (580)

Expense

Budgeted	\$131,583
Actual	132,516
Difference	\$ (933)

Treasurer's Comments: None this month.

Financially yours, Pat McCabe, Treasurer.

THERE IS NO AUGUST BOARD MEETING

The Board traditionally does not meet in August. The next Board meeting will be the 4th Thursday of September. The Board will notify residents via email of any changes to the meeting schedule posted in every Newsletter on page 4.

NEWSLETTER CHANGES AND FEEDBACK

The Board receives feedback on our Newsletter periodically. Please allow us to update you on the reasons for the current format.

We transitioned to an e-mail Newsletter to save money. The printed Newsletter used to cost us approximately 18 thousand dollars a year to produce and mail. We offset some of those cost with advertising, but it was not cost/time effective. We now create the Newsletter ourselves and distribute it via email; along with posting it on our community boards. We have reached out to all residents to get a valid e-mail address so everyone gets the Newsletter. We will continue to try and identify the email address of all residents so the Newsletter reaches all our members.

Recently, two issues came up in regards to the Newsletter. Concerns regarding printing the Newsletter were raised. We also received a request that Director's Reports and Committee Reports be included in the Newsletter; instead of using links to our website where the full reports are located.

The first concern was printing. Some people print out the Newsletter as they prefer a paper copy. The complaints were the length of the Newsletter, some Newsletters being in excess of 14 pages, and the amount of colored ink required to print a lengthy Newsletter. It was requested that the Newsletter be shortened to reduce the number of pages being printed. It was also requested that a black and white copy be created for printing purposes.

The Board addressed these concerns by creating a black and white copy of the Newsletter that is distributed along with the color copy. This allows people who wish to print the Newsletter the ability to do so without wasting all their colored ink.

The Board addressed the length of the Newsletter by removing the reports submitted by Director's or any Committee and replacing these reports with an Internet link to our website. The link, when clicked on by the user in our electronic Newsletter, directs the user to our HOA website where all reports are posted. This change allowed us to shorten the length of the Newsletter and still provide complete transparency by keeping our membership fully informed. This process gives every person access to all our documents and monthly reports on our secure server. We are aware some people still request that all reports be included in the Newsletter, but the method we currently use provides that same data with minimal effort for the user. Reports are accessed by just clicking on the link provided. This is the format we will continue to use until circumstances require some change.

PRESIDENT'S REPORT JUNE 2020
CHARLIE LITOW HOA PRESIDENT

Items covered in the report include: Entrada gate rules, Veteran's Road expansion, new high school, collection issues, reserve study, fire hydrants, delinquent assessment rule, and property management duties.

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

Click Here → **President's July Report**

JUNE 2020 SUPERINTENDENT'S REPORT BY MARK E. THIEME

Items covered in the report include: Entrada Gate house, seasonal flowers, drainage, Cypress Preserve cleanup, fencing, canopy trees, and street lighting.

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

Click Here → **Superintendent's July Report**

GIB Presidents Report and Comcast Report 6-25-20
GIB PRESIDENT'S REPORT 6-18-20
By HOA Secretary Tom Harruff

Items covered in the minutes include: Residents using front gate, landscaping, a bike path, and a Comcast update.

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

Click Here → **GIB & Comcast July Report**

VETERAN'S ROAD/NEW SCHOOL COMMITTEE MINUTES JULY 2022

Items covered in the minutes include: Calls with county and school officials, acoustics, grants available, potential construction of a wall, engineering needs, and drainage easements.

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

Click Here → **[Veteran's Road & New School Committee Report July 2020](#)**

INFRASTRUCTURE COMMITTEE MINUTES JULY 2022

Items covered in the minutes include: New High School Drainage, Veterans Memoria Blvd Extension noise study and drainage, Restriping Entrada, Survey of Phase 5 roads, Damage on Teagarden by Homeowner's dumpster vendor, alternate coating presentation, proposals for rust in storm gutters and follow up on driveway repair at 2216 IGCB.

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

Click Here → **[Infrastructure Committee Report July 2020](#)**

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 Superintendant

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 Superintendant

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

