

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

November 2020

Our Website → Imperialgolfestates.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

debfroste@outlook.com

John Mickelson

Mickthecop@aol.com

Jim Wilson

jwilsonige@yahoo.com

Superintendent

Mark Thieme

imperialmarkthieme@gmail.com

NOVEMBER 2020 BOARD MEETING

The Board meet via teleconference on Friday, November 20, 2020 at 10:00 AM. Notices of the meeting were posted on all community bulletin boards and on our website. HOA members could participate via conference call and all members who have provided us with a valid email address were also sent an email with details on how to join the teleconference.

VEHICLE GATE OPENING DEVICES FOR OUR ENTRADA GATES

Please be advised that bar gate devices, (stickers), on our vehicles that open our Entrada and pedestrian gate must be purchased through Vesta Property Management. Do not contact our Superintendent Mark Thieme directly unless he contacts you first. Here is the information the property manager will need;

1. Owner name
2. Owner address
3. Five Digit sticker number
4. License Plate number

Effective November 1, 2020, all gate related questions or concerns should be directed to Vesta Property Services for assistance. Their number is 239-947-4552.

ASSESSMENT, (DUES), REDUCTION

The Board discussed, voted, and approved the 2021 budget which lowered assessments to \$2,249.70 per year or \$562.42 per quarter. This is a reduction from the prior year.

WHY THE BOARD IS REQUESTING CHANGES TO THE HOA BY-LAWS AND GOVERNING DOCUMENTS

PROPOSED AMENDMENTS TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IMPERIAL GOLF ESTATES

You will soon receive a ballot to elect the Board of Directors for your HOA Board. You will also receive a ballot to change some of the wording in our By-Laws and governing documents.

Why did the board choose to recommend these changes?

- I. 4.2 While IGEHOA is in a long-term contract with Comcast, the board feels a future board should have discretion on whether or not it should provide cable/internet. A future board should not be of the mindset it is required to provide cable/internet.

- II. 4.4 When it comes to special assessments, the board believes having flexibility from a declared state of emergency is critical to get things back into shape and requests that a vote of the members not be required. Also, some insurance policies do provide for repayment of a special assessment subject your normal deductible. That is not the case for your hurricane deductible.

- III. 9.3 We already amended our by-laws last year to raise fines from \$50.00 to \$100.00 and the limit to \$1500.00. A vote in favor will ensure these changes go into effect and the HOA has some teeth for repeat offenders. It also clarifies the role of the Fining Committee.

- IV. 10.3 We wish to raise the transfer fee from \$1000 to \$1500. This will help raise income and keep assessments in check. We also want to ensure there is not a penalty when transfers are made solely to a spouse or for estate planning purposes.

- V. 10.4 As it stands, the board cannot reject any lease whatsoever. We simply want to have the ability to reject a lease on a case by case basis. The change lists the factors the Board will consider.

PROPOSED AMENDMENTS TO THE SECOND AMENDED AND RESTATED BY-LAW FOR IMPERIAL GOLF ESTATES

VI. 4.3 The Board does not see any further benefit in having the ability to nominate a member for the board from the floor. The reality is we are struggling to achieve quorums and more people are voting by proxy or electronically. Voting by proxy or electronically would not work for someone nominated from the floor, since the nominated individual would not be on the ballot.

ZACH'S LAKE AERATION SYSTEM

The final permit has been issued for the electrical work to begin on the Zach's Lake aeration system. The system should be up and running in the very near future. The Board would also like to thank David Krause and family for donating funds to stock Zach's Lake with the type of fish that will promote lake health. Thank you Mr. and Mrs. Krause for your generous donation. The fish will be placed in the lake as soon as possible after the aeration system is fully operational.

WELCOME TO VESTA – OUR NEW PROPERTY MANAGER

Sandcastle is still the management company for the GIB and the front gate, but not for our HOA. Effective November 1, 2020 our new property manager is Vesta Property Services. You should have received a welcome letter from them in early November. The letter introduces Vesta and provides you with information about their services. It explains payment options for assessments/dues and provides you with an opportunity to confirm your acceptance of E-mail delivery of HOA correspondence. Please read the letter, sign and return the authorization for E-mail delivery, and help us welcome our new property managers to the community. The 2021 payment booklet has been sent to you by our new property management company VESTA. The payment book should have arrived before this Newsletter. There was a typographical error in the booklet about which year the assessment was for. The payment booklet states 2020 but should have said 2021. You can still use this payment booklet for payment and your payment will be proceed correctly. Otherwise, a new booklet is being sent out shortly with the correct year listed. Please contact Vesta at 239-947-4552 if you did not receive a letter and coupon booklet from them.

ANNUAL MEETING

Please remember our Annual Meeting to elect 4 members of our HOA Board of Directors, to vote on the proposed changes to our governing documents, and to conduct required business will be held on January 25 at 7:00 PM via teleconference. Our property manager Vesta will be sending everyone a letter explaining the process to vote and virtually attend the meeting.

COMCAST & INFRASTRUCTURE REPORTS - 10-23-2020

Comcast Report – Recently Comcast provided a listing of 54 IGEHOA residences that have not been connected to the new fiber optic network. The extended free installation period ends 11-1-2020 although we have asked Comcast to extend the free installation period until 2-1-2021 due to the continuing COVID 19 pandemic restrictions.

Notifications will be sent to the 54 residences that have not been connected to the new fiber optic network. The existing coaxial cable network will continue to provide cable TV and Internet services to those homes not connected to the new fiber network but eventually that legacy coaxial network will be taken down.

Infrastructure Committee – We hired a diver to determine why the Majestic weir continues to leak water from the stormwater storage ponds. He found some plastic bags under the metal plate side of the weir causing leakage and a couple of sandbags in front of the weir. Mark made new boards for that side of the weir and after soaking in the leakage between the boards was minimized. He is also trying a barrier in front of the boards to further minimize leakage. We are looking at possibly placing sandbags in front of the bottom of plate side of the weir after hurricane system to minimize leakage from that side.

Respectfully submitted:

Tom Harruff
 Comcast Committee Chair and
 Infrastructure Committee Co-Chair

FINANCIALS - BY TREASURER PAT MCCABE

To: The President, Board and Members of the IGEHOA

From: Pat McCabe Treasurer

Re: October 2020

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

Balance Sheet

Assets		Liabilities and Equity	
Cash	\$258,976. 51	Current Liabilities	\$307,147.26
Reserves	347,779.93	Reserves	347,779.93
Accts. Rec	47,774.77	Equity	63,448.72
Other	81,636.54	gain/loss	17,791.84

Total \$736,167.75 \$736,167.75

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

Monthly Income and Expense

Income

Budgeted \$131,583.33

Actual 128,834.25

Difference \$(2749.08)

Actual income was lower than budgeted due to lower sales and transfer fees.

Expense

Budgeted \$131,583.33

Actual 132,596.72

Difference \$(1013.39)

Treasurer's comments:

This financial summary was derived from Sandcastle's monthly report to the HOA.

Starting next month Vesta will provide the monthly reports. During this month's Board meeting there will be a vote on the proposed 2021 budget.

Financially yours, Pat McCabe, Treasurer

COMMITTEE REPORTS

The Beautification Committee and Lake's Committee did not meet in November.

GOLF CARTS AND LOW SPEED VEHICLES

We posted this notice in the September and October Newsletter about golf carts. We have been informed some people may have not gotten the message. We want to once again remind all residents of the law before the Sheriff's Department takes enforcement action. 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](#)**.

SANDCASTLE UPDATE REGARDING THE FRONT GATE

We are excited to announce that CheckPoint has released the next generation CheckPoint Resident mobile apps for Apple and Android.

New features:

1. Mobile App Activation – When you send an enrollment email to a resident it will now contain an App Activation code that can be used to activate the mobile app. This is an alternative to the resident logging into their web site account to scan the QR code. The Activation code is also available to the resident if they log into the resident website using a web browser. When they click the “MOBILE” link they will see the QR barcode and the Activation code.
2. Add Visitors More Easily – Visitors can be added by selecting a person's name from the your mobile device's contact list.
3. Improved Voice Messaging interface – Leave a voice message for the guard without calling the voice mail line. App records voice mail messages and sends directly to guard bypassing the public telephone network.
4. Premium Messaging Services
 - * The premium messaging services package expands SMS Text Carrier support to 99% of domestic phone carriers.
 - * Adds ability to send SMS Text Passes to their visitor from the mobile apps or the resident web site.

Contact Ed@cypressaccess.com to add Premium Messaging Services on to your site.

Here is A link to our support page with answers to the most common questions we receive from resident's:

<http://visitorscreening.net/help/index.html>

If a resident reports that they are having trouble the remedy is usually to send them an enrollment email from Data Administration. This will email the resident the most up to date information regarding their account credentials, website address and up to date instructions.

Please contact us if you need help or have questions.

Sincerely,

The CheckPoint Access Control Team

<http://www.checkpointaccess.com/>

CheckPoint Technical Support

Email for support: TechSupport@visitorscreening.net

Support Available Via Telephone

Monday – Friday 8am-4pm 866-244-3983

DOMESTIC ANIMALS

Many of us own a domestic animal. 7.12 of our declarations allow for ownership of domestic pets. The pets must be leashed at all times outside the Lot. No pets are permitted in the recreation areas of the association. It also provides each pet owner is responsible for the removal and disposal of their pet's body waste. The board can even remove an animal if it is deemed an annoyance to other residents. There have been incidents involving aggressive/threatening actions and dog bites from animals in our community.

While we all love our animals, please follow these rules and know how your animal will respond in certain situations. If you are unsure, don't assume your animal will get along with others. By exercising caution and living by these rules, we can all enjoy our community and keep it clean.

There have been small plastic bags of dog waste found on the ground in different areas of our community. People actually pick up the dog waste and put it in plastic bags, but then leave the bags on the ground. This is against our HOA rules.

It is also a violation of Florida law on littering. Many of us walk our pets and do the right things by picking up after them. Please follow through and properly dispose of your pet's waste. Leaving the bags on our streets, sidewalks, or in our parks, for the HOA and our Superintendent to clean up is not acceptable. Please be a responsible pet owner and good neighbor. Please clean up after your pets.



**Please have your
dog on a leash**



**Please pick up
after your pet**

PRESIDENT'S REPORT OCTOBER 2020 - BY CHARLIE LITOW

Items covered in the report include: Fencing encroachment, contractors working on Sunday, back gate sticker issues, Solis sound barrier, Front gate issues, electronic voting, and the Veteran's Road expansion.

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

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

OCTOBER 2020 SUPERINTENDENT'S REPORT BY MARK E. THIEME

Items covered in the report include: Back gate computer issues and sticker reading system, Majestic weir drainage, and sign repairs.

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

Click Here → **[Superintendent's October 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 Chair and Board member John Mickelson
Caitlin Fortier – Representing Empress Lake residents
Jerry Lowe – Representing Zach’s Lake residents
Mark Thieme – IGE Superintendent
Carolyn Bradtmiller– Representing Countess Lake residents

Infrastructure Committee:

Board Chair – Tom Harruff
John Mickelson - Member
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

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 Vesta 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
Vesta Property Services	239-947-4552



**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 ASSESSMENTS**

HOA First Quarter Fees - Due January First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Second Quarter Fees - Due April First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Third Quarter Fees - Due July First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Fourth Quarter Fees - Due October First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Board Meetings - The Board meets on the 4th Thursday of the month. The time, location, and format of the meeting are pre-posted.

**IMPERIAL GOLF ESTATES
HOME SALES**

As of November 30, 2020

5 Houses Active For sale
4 Pending With Contingency
1 Pending
43 Closed Sales 2020
\$567,468 Average selling price

Average selling price per square foot - \$220.44

