

# IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

February 2022 Our Website → [www.Imperialgolfstates.org](http://www.Imperialgolfstates.org)

## BOARD OF DIRECTORS

### President

Gale Schwartz

[gmschwartz@aol.com](mailto:gmschwartz@aol.com)

### Vice-President

John Mickelson

[Mickthecop@aol.com](mailto:Mickthecop@aol.com)

### Treasurer

Conrad C. Peacock

[cpeacockigehoa@aol.com](mailto:cpeacockigehoa@aol.com)

### Secretary

Jim Wilson

[jwilsonige@yahoo.com](mailto:jwilsonige@yahoo.com)

### Directors

Pete Crociata

[Texaspete307@gmail.com](mailto:Texaspete307@gmail.com)

Pamela Falcigno

[falcigno@comcast.net](mailto:falcigno@comcast.net)

Tom Harruff

[tomharruff@comcast.net](mailto:tomharruff@comcast.net)

### Superintendent

Mark Thieme

[imperialmarkthieme@gmail.com](mailto:imperialmarkthieme@gmail.com)

## JANUARY ANNUAL MEETING 2022

The Board met in person and via teleconference on Monday January 24, 2022 at 7:00 pm and February 10 at 10:00 am. Notice of the meetings were posted on all community bulletin boards and on our website. HOA members could participate in person or via conference call. All members who have provided us with a valid email address were also sent an email with details on how to join the meeting.

## ANNUAL MEETING AND ELECTION

Our HOA conducted the annual election of the Board of Directors at 7:00 pm on January 24, 2022 within the golf course clubhouse. A quorum was obtained and the election for the Board of Directors was conducted. The results were as follows:

Pete Crociata	102 Votes	- Elected
Conrad C. Peacock	99 Votes	- Elected
Jim Wilson	92 Votes	- Elected
Pamela Falcigno	90 Votes	- Appointed
Jason Gruner	85 Votes	
Stephanie Hardy	64 Votes	
Robert Schmidt	49 Votes	
Linda Ciabattari	44 Votes	
Karen Vincent	37 Votes	
Flavia Bocciarelli	37 Votes	
Larry Latanzo	13 Votes	

(Larry Latanzo withdrew prior to the election but after ballots were printed.)

Of the 634 homeowners eligible to vote, 259 residents took the time to vote by mail, electronically, or in person. That number of 259 is 40.85 percent of our eligible voters. 146 people voted by mail or in person while 113 voted electronically. The Board wants to thank all those who took the time to vote and/or attend our annual meeting. The Board works for all our residents and we appreciate and value your involvement.

The Board welcomes Jim Wilson back to the Board for another two year term along with newly elected members Pete Crociata and Charles Peacock.

It is with great sadness that the Board also announces the retirement of Dan Casteldini, Deb Frost, and Pat McCabe who have served on the Board for the last few years. Their expertise and commitment to this community will be missed.

Dan Casteldini had submitted his resignation from the Board prior to the annual meeting. Dan had one year remaining on his current term. The HOA governing documents state that when a vacancy occurs on the Board of Directors, there is no special election and the existing Board of Directors has the responsibility to appoint a replacement for the remainder of the unexpired term.

Prior to votes being counted at the annual meeting, the majority of people present suggested that the Board simply take the person with the next highest number of votes in this election and fill the remainder of any open term with that person. The Board agreed with this logic and appointed the person with the 4<sup>th</sup> highest amount of votes to the Board. Congratulations to Pamela Falcigno for being appointed to the Board for the one year remaining on the open term.

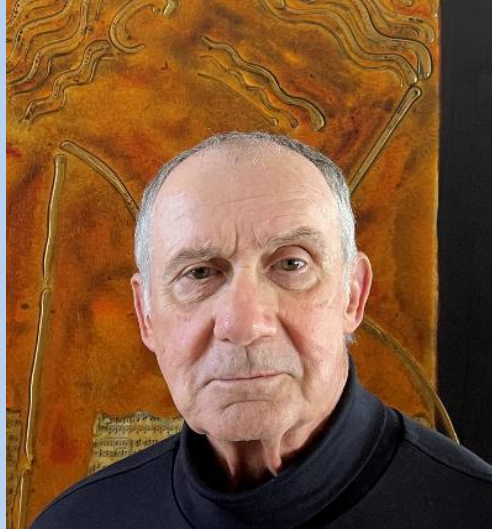
Your new Board then meet for the first time and elected the operational Officers of the Board for 2022. The results were unanimous with all Directors voting for Officers as follows:

President	Gale Schwartz
Vice-President	John Mickelson
Treasurer	Conrad C. Peacock
Secretary	Jim Wilson



## GETTING TO KNOW YOUR BOARD

Newly elected Board member Conrad C. Peacock



It was February 1st, 2010, after some renovations, Sandy (my wife of 47 years) and I moved into Imperial Golf Estates from Rhinelander, Wisconsin. Our first experiences in Naples began in 2005 with a condo in nearby Audubon.

My history begins in 1942, being born and raised in Rockford, Illinois by Forrest (from a Wisconsin dairy farm and welder by trade) and Euphonia (a first generation born of Greek immigrants and payroll specialist by trade). College was Illinois Wesleyan University with a degree in Insurance and Mathematics in 1964 followed by a sixteen-year sales career with IBM (primarily in Chicago, Illinois in large accounts in the Insurance and Banking industries. Along the way there were several local, regional and national awards.

In 1980 I left IBM to become Chief Financial Officer and Director of Precision Twist Drill, a privately held cutting tool company in Crystal Lake, Illinois. In 1986, I became the Chief Operating Officer in Petaluma, California of a subsidiary of the New Zealand Dairy Board. I oversaw the importation and processing of milk proteins in two plants and importation of licensed cheese products. Caught in the 1991 economic meltdown in California, it was back to Illinois as CFO of a pet products distributor that was purchased by its largest supplier three years later.

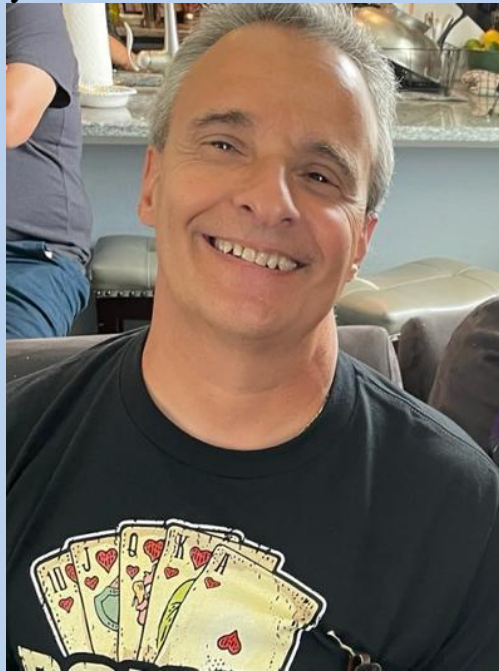
The next career step was as a consultant, primarily for small to mid-sized manufacturing companies who needed assistance in identifying their business operations integration needs, selecting appropriate software and installing company-wide solutions. Initially for a short time, it was with a consulting firm trying to establish a management consulting arm and when they gave up the effort, I became an independent consultant until my retirement in 2001.

My wife, Sandy, privately taught music (piano, voice and guitar) in her home studio for 35 years to children three years old and up, including a ninety-three year old “youngster”. We have three daughters (one deceased) and eight grandchildren.

My civic activities have been mainly as eight years as a member of the Village of North Barrington, Illinois Zoning Board of Appeals and twenty-three years as a Director of the Board of Summit School located in Elgin, Illinois serving children with learning disabilities (K–12) and gifted children (K–8). For eight years, I served as Summit’s Chairman of the Board.

My personal interests center around being a licensed, instrument-rated private pilot (flying since 1968) and I also enjoy traveling (at least before Covid), golf as a member of Imperial Golf Club and the musical arts.

Newly elected Board member Pete Crociata



Please allow me to introduce myself. My name is Pete Crociata. My wife Cindy and I moved to beautiful Naples, Florida in May 2012 from Long Island, NY with our now 11 year old Harrier Hound Dog named Jasper. We were part-time Floridians until August 2015 when we officially moved here full-time. We moved into Imperial in February 2017. We are active members of St. Agnes Parish and I am a 4<sup>th</sup> degree Knight for the Knights of Columbus. I have been operating a home watch/property management business since 2016. My wife is a self-employed medical transcriptionist for over 30 years. We have 2 children, a son and a daughter and 5 amazing grandchildren between the ages of 7 and 3 who we try to visit as often as possible.

### Newly elected Board member Pam Falcigno



Anthony and I moved to IGE in 2006 and we absolutely love it here. We have been social members of the club and had lived in Wedgfield previously and always wanted to move back to Imperial.

My background: I grew up in Fort Lauderdale starting in 1957 as an electrician's oldest daughter, or should I say son! (There were about 6,000 people there that year). I went to college at the Pratt School of Engineering at Duke University and graduated with a BSME cum laude. I had internship positions in mechanical engineering for Proctor & Gamble and Monsanto working as a production and project engineer. I also worked for an architect doing commercial HVAC and plumbing design for a while.

After graduation, I married and had 2 amazing children. My daughter, my oldest, is a professional technical and social translator of the Japanese language, and an instructor level blackbelt in 3 styles of traditional Japanese Martial Arts who owns and operates a Karate Dojo in Phoenix. My son was a nationally ranked professional surfer and now is a general contractor and lives with his wonderful wife and 4 beautiful children in Amherst, VA.

The story of getting from Engineering to medicine is complicated. Suffice to say, I truly believe medicine chooses you, you don't choose it. I attended Wake Forest and Duke University Schools of medicine. I completed my Residency and Chief Residency at Wake Forest Medical Center as a Trauma Trained Emergency Medicine Doc. I've been practicing Emergency and Urgent Care Medicine for 35 years. After training in N.C. and thinking I would freeze to death there, I returned to Florida and lived in Siesta Key for over 10 years before moving to Naples when Anthony and I married in 2003.

Our world redirected in March of 2019 when Anthony suffered a near-fatal ruptured brain aneurysm. To this day, he is still working on recovering while living at All Seasons where we get to spend time together almost every day. I am currently working for the University of

Florida/Jackson Health Urgent Cares, ER Quickcare here in Naples and will soon be starting in the HCA Cape Coral Free Standing Emergency Center.

My current diversissements include competing in USMC Swimming where I have many top 10 finishes throughout the years and a few FINA World Top 10 Rankings. My best this year was being the “old lady” on a relay at LMC Nationals this year that not only finished first, in the meet, but first in the nation for 2021. If there’s a pool involved, I guess I’m attracted to it. I compete locally in 8-ball Leagues and internationally in 8-Ball and 9-Ball where I have multiple top 4 finishes and one first place in 9-Ball. I run the local chapter for the Valley National Eightball Association, which Anthony started in Florida 41 years ago. My other favorite things are Creative Cooking, RV Camping, Travel and eating.

I would like to thank everyone for giving me the opportunity to serve on the IGE Board of Directors and I look forward to working together with the other members of the Board to continue the **great tradition that is Imperial Golf Estates.**

### **NEW SCHOOL AND VETERANS ROAD UPDATES**

At the annual meeting, past HOA President and committee chair Charlie Litow briefed those present on the status of the new school and Veterans Road. Charlie has been the Chairperson of the committee that was formed to address these projects and their impact on our community.

Everyone was informed that we are still negotiating with the County and the school district to get a functional and appropriate barrier between our community and those projects. To assist in this effort, Mr. Frank DeMaria has agreed to help the committee by focusing on the interactions between the school district and the West border of our community near the school. Even though every one of us in Imperial will all be impacted by these projects, Mr. DeMaria will work with those property owners mostly closely impacted by the new school and attempt to get consensus on what a final resolution with the school district may be.

On Saturday, January 29, 2022 Mr. DeMaria hosted a meeting for the 14 homes that border the school project. Eight of the impacted homeowners attended the meeting. Various options were discussed with the majority in attendance indicating they favored a wall over a fence as the barrier. The committee will continue to meet with the school district to try and find a workable solution.

Thanks to Charlie Litow and the other committee members who have worked so hard on this project thus far and thanks to Mr. DeMaria for his assistance going forward from this point.

## **WILDLIFE AROUND US**

A homeowner near Zach's lake found that one of his gutter down spouts had been ripped from the side of his house. He found it in his yard next to the eaten remains of some small mammal, probably a rabbit or a squirrel. It appears a predator of some sort went after the smaller animal that was inside the gutter drain. The teeth marks indicate a coyote or bobcat. We share this information to remind everyone that we share this community with some predatory animals. Please keep this in mind for our pets safety.



## **DRIVEWAYS**

Residents are reminded that if you want to paint your driveway, it must be approved by the Architectural Review Board. We also wish to remind anyone painting, or repainting a driveway that skid/slip resistant paint must be used.

## **POWER/PRESSURE WASHING**

Some of you may have seen our Superintendent Mark Thieme power washing curbs, sidewalks, manholes, or park paved areas. This is because the HOA is responsible for any HOA Property. We wish to remind all our members that homeowners are responsible to clean the sidewalks, curbs, gutters, or storm drain covers in front of their own property.

The Board is still determining if the current method is a cost effective way for the Board to proceed; using our superintendent for this time consuming task. It may be more cost effective to hire a vendor than to maintain our own equipment and use our employee's time.

It was suggested at the February Board meeting that if the Board decides to solicit bids for power washing HOA needs, that community members be allowed to hire the same vendor for their personal use at the reduced rate negotiated by the Board. The concept being a larger group of customers could get volume discounts for the service. If the Board opts to hire a vendor, this resident add-on feature will be considered.

### **MAILBOX REPAIR**

The Board was considering changes to our mailbox requirements last year. This review process will likely start again this year. Residents are reminded that mailboxes must be well maintained. We currently only have one vendor for mailbox purchases, and we are considering other options. If you are unsure about mailbox requirements, this information is posted on our web site. If your mailbox is damaged or needs painted, the vendor listed on our website offers repairs and a paint that last longer than the canned spray paint most of us use. Please ensure your mailbox is well maintained.

### **THANK YOU TO OUR SUPERINTENDANT MARK THIEME**

We recently had an underground pipe break within the community. The break was examined via a submersible camera and multiple bids were solicited to repair the pipe. The bids were in the 32 to 36 thousand dollar range to repair the pipe. Our Superintendent dug up the area around the break and was able to repair it himself. This saved our HOA at least 31 thousand dollars had we been forced to replace or re-line the pipe. Thank you Mark for this enormous cost saving endeavor.

### **FISHING IN OUR LAKES**

This community has great lakes and many people fish in them. The HOA owns access to every lake via parks or a ramp. However, some people have wandered away from the HOA parks and usual fishing locations to wander into our resident's back yards. If anyone enters the property of another without permission, it is trespassing and that homeowner could call the sheriff's office. This trespassing is primarily happening with what appear to be younger kids and teenagers. Please speak with your children and remind them not to trespass onto others property when they go fishing. It will be appreciated by your Board and your fellow residents who live on the lakes.

We are also aware that some of the young people fishing in our lakes are not Imperial residents. They appear to be people who jump the fence from Palm River to access our community. There is a no trespassing sign posted where the kids jump over the fence, but it is not having the desired impact. The Board is aware of this problem and we are considering option to mitigate



the problem. Residents are always free to report trespassing to the Sheriff's office if people trespass on your property.

## **BOARD MEETING MINUTES – FEBRUARY 2022**

The Board meet on February 10, 2022. Minutes are not final until approved at the next Board meeting. The Internet link below will take you to the unapproved minutes for the meeting which is posted on our web site.

Click Here → **Meeting Minutes**

The minutes for all prior Board meetings are also posted on our web site.

## **PRESIDENT'S REPORT - BY GALE SCHWARTZ**

Items covered in the report include: GIB update, committee consolidation, legal fees, HOA recovery of fees, minutes from Board meetings, members of the new team for maintenance with our superintendent, and a thank you to our Superintendent Mark Thieme.

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

Click Here → **President's Report**

## **FINANCIALS - BY TREASURER CONRAD C. PEACOCK**

**Treasurer's Report To The Board of Directors  
February 10, 2022**

Safety of IGE HOA Funds:

Recent reporting in the news of an association management firm apparently absconding with millions of dollars has prompted me to assess our association's vulnerability to such a situation. I am happy to state that at this time your association is reasonably protected from known vulnerabilities in three areas: 1) Bank Failure; 2) Theft/Fraud by HOA Board or staff; and 3) Theft/Fraud by our property management firm (Vesta).

In the first area noted above, we have structured multiple bank accounts to always have balances below the maximum coverage automatically provided by the Federal Deposit Insurance Corporation (FDIC) in the case of bank failure.

To address the second area, we maintain a Crime Policy with aggregate coverage of \$2,400,000 allocated into four categories of exposure, each with \$600,000 of coverage. For the third area, Vesta maintains a \$5,000,000 per occurrence policy to cover the fraudulent acts of their employees regarding clients' funds.

**Calendar Year 2021 Operating Income and Expense:** The preliminary results, subject to audit and adjustments, show that Income exceeded the budgeted amount by \$41,672 (3.4%) due primarily to income from two areas: home sales transfer fees and owner late fees.

On the expense side, expenses exceeded budgeted amount by \$120,546 (9.7%) due primarily to legal fees and lake maintenance. It should be noted that legal fees are the bulk of the excess in that \$70,000 of unplanned expense was incurred in connection with the Veterans Memorial Boulevard noise study and legal negotiations relative to that issue.

**Reserves:** At year-end our reserve position was in line with projections from the reserve study.

**Audit:** The audit for the 2021 Fiscal Year is not currently scheduled, but should be in progress within the next 30 days.

Overall, the Imperial Golf Estates Homeowners Association's fiscal status is healthy with adequate cash flow to fund operations and grow reserves. The only issue on the horizon in 2022 that may abnormally impact expenses is activity surrounding noise mitigation in connection with the new high school and Veterans Memorial Boulevard traffic growth to the school in the near term and the extension of the road to Route 41 in the longer term.

Signed: Conrad Peacock, Treasurer

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

Click Here → [\*\*Treasurer's Report\*\*](#)

## **COMMITTEES**

Your homeowners association has a number of residents who have volunteered to help the Board by serving on a committee. The governing documents of our association requires the Board to maintain a Maintenance and Beautification Committee. Over the years, sub-committees were formed from this group to handle specific issues such as our recently formed committee for the Veteran's Road and School construction. The Board has decided to disband the Infrastructure, Lakes, and Entrada ad-hoc sub-committees and roll them back into the Maintenance/Beautification Committee. All sub-committee members will remain and are transferred back to the Maintenance/Beautification Committee.

This will not result in any project or special purpose need of the community from being addressed. The role simply reverts back to the original Maintenance/Beautification committee with all the same participants.

We want to thank those people who have stepped forward to serve for all of us. We have the present following committees and membership:

**Maintenance/Beautification Committee:**

Board Chair – Gale Schwartz  
 Judith Perkins – Member  
 Stephanie Hardy – Member  
 Georgia McDowell – Member  
 Pam Myers – Member  
 Anne Harruff – Member  
 Tom Harruff – Member  
 John Mickelson - Member  
 Caitlin Fortier – Member  
 Jerry Lowe – Member  
 Carolyn Bradtmiller– Member  
 Karen Vincent – Member  
 Jim Wilson – Member  
 Mark Thieme – Advisory Member

**New School Construction and Veteran’s Road Expansion Committee:**

Chair - Charlie Litow Veteran’s Road and Frank DeMaria for the School border  
 Board member – Tom Harruff  
 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 you are interested in serving.

**Other Board Assignments are as follows:**

GIB Board Representative	Gale Schwartz
Entrada Gate Maintenance	Jim Wilson
Architectural Review Board Chair	Pete Crociata
Comcast Representative	Tom Harruff
Newsletter Production	John Mickelson
Website Maintenance	Gale Schwartz and 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 2022 MEETING SCHEDULE**

ALL MEETINGS ARE HELD IN THE GOLF COURSE LOWER LEVEL MEETING ROOM ON THE SECOND THURSDAY OF EACH MONTH

March 10, 2022	6:00 pm
April 14, 2022	10:00 am
May 12, 2022	6:00 pm
June 9, 2022	10:00 am
July 14, 2022	10:00 am
August 11, 2022	10:00 am
September 8, 2022	6:00 pm
October 13, 2022	10:00 am
November 10, 2022	6:00 pm

Please note the Board traditional does not meet in July and/or August. This is subject to HOA Needs. If there is a need, the Board will meet

**VOTE ELECTRONICALLY**

All residents can still vote by paper ballot via mail or in person. If you want the option to vote electronically, please click on the link below. The link will direct you to the electronic voting registration form. This form can be completed on your phone or computer and is a requirement to complete the registration.

You can still vote via paper ballot if you sign up for electronic voting. You are encouraged to sign up for electronic voting as it gives you an additional option to participate.

Click Here → **[Link To Electronic Voting](#)**

**HOA COMMITTEES  
& DUTIES**

**ARCHITECTURAL REVIEW  
BOARD**

Pete Crociata - Chair

**MAINTENANCE AND  
BEAUTIFICATION**

Gale Schwartz - Chair

**GREATER IMPERIAL BOARD  
REPRESENTATIVE**

Gale Schwartz

**VIOLATIONS**

Tom Harruff – Chair

**NEWSLETTER**

John Mickelson

**WEB MASTER LIAISON**

Gale Schwartz & John Mickelson

**HOA SUPERINTENDANT**

Mark Thieme

**HOA WEB PAGE**

Web Master – Mike Shields

[www.imperialgolfestates.org](http://www.imperialgolfestates.org)

**VESTA PROPERTY**

**MANAGER**

Kailin Francis

**IMPORTANT DATES FOR  
ASSESSMENTS**

HOA First Quarter Fees - Due January First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Second Quarter Fees - Due April First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Third Quarter Fees - Due on July First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Fourth Quarter Fees - Due October First of Every Year. 2022 Dues \$575.77 quarterly.

**IMPERIAL GOLF ESTATES  
HOME SALES**

As of February 1, 2022

1	Houses Active For sale
2	Pending With Contingency
4	Pending
2	Closed Sales 2022
\$687,500	Average selling price

Average selling price per square foot - \$310.72

