

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

July 2022 Our Website → www.Imperialgolfestates.org

JULY 2022 BOARD MEETING

BOARD OF DIRECTORS

President

Gale Schwartz
gmschwartz@aol.com

Vice-President

John Mickelson
Mickthecop@aol.com

Treasurer

Conrad C. Peacock
cpeacockigehoa@aol.com

Secretary

Jim Wilson
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Directors

Edward (Ted) Anderson
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Pamela Falcigno
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Tom Harruff
tomharruff@comcast.net

Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

The Board met in person and via teleconference on Thursday July 14, 2022 at 10:00 am. Notice of the meeting was posted on all community bulletin boards, on our website, and in the previous Newsletters. 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. The meeting was attended by 2 residents in person and 1 resident by teleconference.

The Board will not meet in August, 2020. The next meeting will be September 8, 2022 at 6:00 PM.

TREES GROWING OVER THE ROADWAYS

The Board has received complaints that some of the trees in the community have branches growing over the roads. Some of the branches are low enough to impact passing vehicles, especially larger style delivery trucks and larger pick-up style vehicles.

The Board will ensure all trees on HOA property are trimmed to ensure that any branches on our trees are not a safety hazard for vehicles on the roadway. The standard is to have clearance of 14 feet for tree branches growing over the roadway so as not to impact larger passing vehicles. Property owners can be held liable for any damage caused to passing vehicles from low hanging tree branches. You should ensure any tree you have does not have branches low enough to impact with passing vehicles. Our HOA governing documents also require homeowners to ensure their tree branches are not extending over the roadways in a fashion to obstruct or impact with passing vehicles.

ANOTHER ALLIGATOR INCIDENT

In the last week of June, a family in our community suffered the tragic loss of their family pet. An alligator in Empress Lake killed the pet when it got too close to the water. We all understand the loss they must have felt when a pet, who is a member of the family, is lost in this fashion. The Board sent out an email to all residents after the incident and asking for everyone to be careful. The Board then had the alligator removed from the lake. This is not the first time a domestic pet has been killed by an alligator in our community over the years.

We all need to be aware that any body of water could have an alligator in it. We have removed gators from lakes before, only to have another gator take its place. The Board believes Empress Lake still has one, if not two, more alligators in it. There is no remedy for gators going into our lakes. They will be in our lakes occasionally and we must always assume they are present. As a sincere warning, we see young kids fishing along the shorelines and people walking with their pets along the lakes. Anytime you get within 3 to 4 feet of the shoreline, you risk an attack. A man was recently killed in northern Florida while sitting along the shoreline. Gators are faster than people think and can spring out of the water quickly for at least 3 to 4 feet. Please heed this warning and remember to be aware and alert anytime you are near a body of water in Florida.

We have two pictures and a video of the alligator. You will notice it took 3 men to remove the gator. This should give you an idea about how hard it would be for one person, or any animal, to get away from a gator. They are much stronger than people may realize.



Click Here → [**Gator Removal from Empress Lake Video**](#)

RULES AND REGULATIONS

We have all chosen to purchase a home within a community that has rules and a Homeowner's Association with governing documents. These rules are there to maintain our property values, maintain community beauty and aesthetics, and to maintain a positive quality of life. Most of these rules are written in our governing documents and cannot be altered without a vote of all members. As such, your Board is responsible for enforcing our rules as written without exception.

For any homeowner's association, enforcing rules must comply with Florida State Law and the governing documents of the association. One legal concern for any HOA Board is "Selective or Discriminatory Enforcement." This happens when a Board enforces some rules, but not others, or does not enforce all rules equally. If an Association is challenged over selective enforcement or discriminatory enforcement of rules, the Board can lose the legal authority to enforce any rules. Your Board will not accept this liability and has chosen to enforce all rules equally and equitably as have past Boards.

We bring this up to remind all our members that your Board must enforce the rules. Your Board is not here to harass, annoy, or bully our neighbors; but we must enforce all our rules. If you get a violation letter, we will work with you to mitigate the problem whenever possible. If you get a violation letter, please feel free to speak with our property manager about solutions. Your Board will try to work with you to resolve any problems that can be managed.

Recently, residents in various parts of the community have posted various types of "Slow Down" signs along the roadway. This is a violation of our rules. The Board understands the concerns over speeding vehicles, and we have asked the Sheriff's office to strictly enforce our speed limits. The Board truly understands and agrees with the concerns over speeding vehicles. However, your Board cannot stop cars for speeding, nor do we have the speed measuring radar type devices to determine a vehicles actual speed. This is the job of law enforcement, who we have asked for assistance and extra patrols. Please drive within the posted speed limits in our community. However, violating the sign rule to enforce the speeding rule is not an acceptable solution. Violating one rule in order to bring attention to another rule is simply not acceptable. Controlling speeding vehicles is the sheriff's responsibility. Sign violations are the Board's responsibility. Please remove any signs that are not allowed by our rules. Signs about speeding, the environment, social causes, or other topics are simply not allowed in our community.

The Board is working with the Sheriff's office to mitigate the speeding problem. In addition to the requested extra patrols, we are attempting to get a portable LED speed indication sign with a camera. This would help identify violators.

To help our members avoid problems, we will start covering some of our rules in newsletters. We hope this will remind everyone of the rules and explain them in greater detail. This month we will cover our sign and flag rules.

Our HOA rules and documents **DO NOT** allow any signs in the community except as follows:

You may post an “Open House” sign when selling or renting your home within the sign sizes outlined in the links below.

Click Here → **Open House Sign Rules**

Our HOA allows for political signs 60 days prior to, and 7 days after an election. We do not allow political flags of any type. Please ensure political signs are not displayed prior to the time frame allowed and ensure they are removed after the election in the required time frame.

Political signs must comply as indicated in the link below.

Click Here → **Political Sign Rules**

Our governing documents outline the size and shape of all allowed signs. To review these restrictions, click on the link provide below.

Click Here → **General Sign Rules**

Our HOA allows flags in accordance with Florida State Law. Our HOA flag rule is a word for word copy of the Florida Flag statute. Please remove any flags you have displayed that are not in compliance with this rule.

Click Here → **Flag Rule**

XFINITY - COMCAST UPDATE

Comcast is going to remove obsolete co-ax cable and associated equipment starting July 11- July 18th. The work will be done by them through a subcontractor, called Litespeed. Litespeed personal will be in uniform, and their vehicles will be marked as Litespeed.

The workers will not need access to any resident's house. The equipment being removed is, in most cases, at the edge of the property near the water access. After removal the area will have soil, mulch or sod as necessary.

BOARD OPENINGS

There are three Board seats up for election this year. Two of the Board members holding these seats have not committed to running for reelection. If you have a desire to serve on our Board, please consider attending the remaining Board meetings in 2022.

VETERAN'S ROAD UPDATE

We reported in last month's Newsletter that the county will build a wall along Veteran's Road at their expense. This wall will also go approximately one and half houses to the south from the West end of the wall. This is because the noise study indicated the houses to South of the Roadway would be impacted by the noise. The County is paying for this extension.

SCHOOL BOUNDARY UPDATE

We have been notified that landscaping plans for the school have been delayed. The school district proposed extensive landscaping to help alleviate noise and lighting from the school that may impact the homes along the border. These landscaping plans are still in place but are behind schedule due to logistics and changes. Your Board and the committee will continue to monitor this situation to ensure any delays are not too long and that any changes are acceptable to our residents.

ARCHITECTURAL REVIEW BOARD SUMMARY

The Architectural Review Board is initially responsible to ensure changes in our community comply with our governing documents and rules. Here is the summary of the items approved or denied.

Click Here → **[Most Recent Architectural Review Board Summary](#)**

BACK GATE ISSUES STILL ON GOING

As we reported in last month's Newsletter, the Board is aware that the back gate has not been working properly. Recently, the gate arms came down prematurely and struck a vehicle. This was an isolated incident and had several causing factors. We are working to fix this problem.

We also have a sign on each gate with the phone number to call when you find the gate is not operating correctly. We will be installing removable signs that will be placed over the "Who To Call" signs. This will stop people from having to report gate issues that we are already aware of.

If you see a problem at the gate and the gate phone number sign is visible on the gate, you should call to report the problem. If you see the sign that says the problem has been reported, you do not need to take any additional actions.

Lastly, we need to, once again, remind residents no boats, cars, trailers, concrete mixers, golf carts, or any other objects may be towed through the back gate. We had another gate damaged when a boat was towed behind a car. Nothing may be towed behind your vehicle using the back gate. You cannot let another vehicle follow you in or out using your gate sticker. You cannot allow another vehicle to go side by side with you through the gate. We have cameras installed and can view these violations. Please follow the rules so the Board is not forced to revoke your back gate privileges as required by our governing documents.

GOVERNING DOCUMENTS POSTED ON OUR WEBSITE

Our By-Laws, governing documents, and Board approved rules are now available for review on our web site. Over the last many years, changes were made in our documents due to changes in Florida State Law, changes approved by the membership via voting, and Board changes to rules. These changes were all posted separately as many documents to our website. The Board has consolidated all the governing documents into three searchable PDF files. This file is now on our website and can be accessed using the link provided below.

Click Here → **[Imperial Golf Estates Governing Documents Item 1](#)**

Click Here → **[Imperial Golf Estates Governing Documents Item 2](#)**

Click Here → **[Imperial Golf Estates Governing Documents Item 3](#)**

COYOTES IN IMPERIAL

A resident has reported hearing and seeing coyotes on the golf course near Noble Court. We remind everyone there are many predators out there that are a danger to our pets. Please be aware that when your pet is outside, it is a food source to others. Some predators will get through the screening of a lanai to get your pets. Please be aware of this on-going danger and take the precautions you deem appropriate.

MAILBOX UPDATE

We have mentioned in last months Newsletter, Mailboxes must be kept clean and numbered. There is a county law about numbering being required. If your mailbox needs to be replaced or repaired, we have two vendors who will do it. The vendors and their contact information are posted on our web site. Please review the options available to you there.

Click Here → **[Mailbox Rules and Repair Options](#)**

BOARD MEETING MINUTES – JULY 2022

The Board met on July 14, 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 July 2022](#)**

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, alligators, governing documents, Entrada gate issues, landscaping, lakes, and on-going maintenance update.

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

Click Here → **[President's Report July 2022](#)**

FINANCIALS - BY TREASURER CONRAD C. PEACOCK **Treasurer's Report To The Board of Directors – July 14 2022**

The financial status of the community is good. We have enough cash flow to meet our expenses and our reserves continue to meet our future needs.

The Internet link below will take you to the detailed financial report and financial records of our HOA which is posted on our web site.

Click Here → **Treasurer's Report July 2022**

Click Here → **Financial Spreadsheets June 2022**

New School Construction and Veteran's Road Expansion Committee:

Chair - Charlie Litow – Veteran's Road

Chair – Jim Shelly – New School

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	Ted Anderson
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
Florida Fish & Wildlife	866-392-4186

Florida Fish & Wildlife will normally not remove alligators from communities unless the animal shows aggressive tendencies. Anyone can report an aggressive alligator. You should report such animals to the State and not your HOA. The HOA has no special authority to remove an alligator.

HOA 2022 MEETING SCHEDULE

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

September 8, 2022	6:00 pm
October 13, 2022	10:00 am
November 10, 2022	6:00 pm
December 8, 2022	10:00 am

The Annual Meeting will be held on January 23, 2023 at 6:00 pm in the main meeting room of the golf club.

Please note the Board traditionally does not meet in July and/or August. This is subject to HOA needs. If there is a need, the Board will meet. As of this Newsletter, the Board will not meet in August of 2020.

ELECTRONIC PAYMENT OF DUES

Many people pay their dues with electronic withdrawals. This is a reminder that as dues change, you must also change the amount authorized for automatic withdrawal. Some people intended to pay their dues but did not update their withdrawal amounts authorized. This has created underpayments with funds still owed. Please update your banking authorization to allow for changes in dues. Below is a letter from our property manager VESTA on this topic.

Assessment Payment Options

Paying by Check

Please make your check payable to the association, not Vesta Property Services.

Please write your account number in the "Memo" field on the check.

Please do not send your check to our office address - mail your check to the Association's bank lockbox processing facility:

Vesta Property Services
PO Box 622607
Orlando, FL 32862-2607

Please allow up to one week for receipt and processing of your payment.

Direct Debit; One-Time Online Payments

If you would like to pay your assessments via electronic direct debit (ACH, credit card, debit card or eCheck, please visit our secure website; www.vestaforyou.com. Please click on "Pay Dues" then, search for your association and finally, click "Pay Dues"). There you will set up an account and select your preferred method of payment.

Paying Via Online Banking through your Financial Institution

Your bank may not mail the payment on the day the amount is debited from your account, so please allow plenty of time for this when setting-up the payment date schedule.

Although the amount is debited from your account when the check is cut, this does not mean that it has reached the Association's bank account on that date so please allow sufficient time for your payment to reach the Association's bank lockbox.

Please note: We are not able to accept any post-dated checks, nor are we able to accept cash payments.

Thank you, VESTA Services.

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

Edward (Ted) Anderson

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

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 June 30, 2022

- 6 Houses Active For sale
- 1 Pending With Contingency
- 1 Pending
- 17 Closed Sales 2022

\$1,100,088 Average selling price

Average price per square foot - \$432.10

Courtesy of Deb Frost.

