

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

June 2022 Our Website → www.Imperialgolfestates.org

BOARD OF DIRECTORS

President

Gale Schwartz
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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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Tom Harruff
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Superintendent

Mark Thieme
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MAY AND JUNE 2022 BOARD MEETINGS

The Board met in person and via teleconference on Thursday May 12, 2022 and June 9, 2022 at 10:00 am. Notice of the meeting were posted on all community bulletin boards, on our website, and in the 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 May 12 meeting was attended by 2 residents in person and 2 residents by teleconference. The June 9 meeting was attended by 5 residents in person 4 via teleconference.

BOARD RESIGNATION

As we informed you in last month's newsletter, Board member Pete Crociata has resigned from the Board. Pete and his wife have sold their home and are moving out of Imperial. We all wish Pete and his family the best going forward and thank him for his service to our community.

His Board position has been filled by Edward (Ted) Anderson. He prefers to be called Ted. Ted was unanimously appointed to the Board by all Board members present at the meeting. Ted has been at most meetings of the Board and has offered constructive input at our meetings. In addition to his Board duties, Ted has agreed to take over the ARB (Architectural Review Board) for the community. Ted's biography follows.

MEET YOUR NEW BOARD MEMBER



Edward (Ted) Anderson

Hi, my name is Edward M “Ted” Anderson. My wife Wendy and I purchased a condo in Bay Forest, Naples in 2017. While at Bay Forest, I served as Secretary of the Master Board and Director of our subdivision Board.

In 2020 we purchased 2037 Imperial Circle, our year-round home, and started improving the home and landscaping. I started attending the Board of Director meetings to learn more about our community and what issues we faced, and plans for future improvements. I have always gone to City Council meetings and Board of Directors meetings to understand what was going on and give my input. Imperial Golf is our home and I want to be involved as to how it is run.

I am happy to serve as a Director and Chair of the ARB for the Imperial Board of Directors. We moved to Florida from the city of Quincy, just south of Boston, Massachusetts. I was educated in the Quincy public school system.

In 1969 I started working for New England Telephone as an Equipment Installer. I installed switching equipment to process Telephone calls. I started with electro-mechanical systems, as technology advanced the upgrade was to mainframe computer systems and then to fiber optic systems. I hold a masters rating as an Installer. I retired from Verizon in 2010 after 41 years of service.

While working as an Installer, I continued my education at Quincy College and Northeastern University in their extension programs. I feel my strongest assets I bring to the board is Analytical Thinking and my understanding of technology.

I look forward to serving with fellow Board members to help make Imperial Golf a better place to live. Ted

LAKES AND INVASIVE GROWTH

The Board carefully monitors the exotic and native vegetation that grows in and around our lakes. The Board tries to keep all exotic/invasive growth out of our community. Unfortunately, chemicals are what we use to control excessive growth in the lakes. We can only put so many chemicals into our lakes before we damage them. As such, we will occasionally have some vegetation growing in the lakes. Please let our property manager, Vesta, know if you think a lake is getting overgrown with vegetation. We will then have our superintendent and lake vendor look at the area and do what we can to mitigate the problem. Just remember we can only use chemicals so often before we are damaging our lakes.

BUBBLER UPDATE

The Board issued a contract months ago to move the bubbler, (aeration system), in Zach's Lake to a new location near the back gate. We had expected this project to be done months ago. Unfortunately, our vendor encountered some logistical problems. The original plan was to bore underground and place all required tubing and electrical wiring within the bore. The sub contracted vendor who was going to do the boring left the project. As such, the main vendor will be completing the project. Any damage to lawns and grass areas in our parks which are impacted by this project will be repaired. The Board will ensure that all damage to any lawn or park is repaired with fresh sod. The vendor informs us the project should be done by the third week in June, which means the system could be up and running by the time of this Newsletter. Once the system is on full time in mid to late June, fish will be added to the lake thanks to a donation by lake resident David Krause and his wife.

MAILBOX UPDATE

We have mentioned before that 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](#)**

BEAUTICATION UPDATE

The Board is updating the vegetation planting around the community. In the past, there have been yearly ongoing expenses for flowers and other vegetation to enhance the beauty within our community. Henceforward, your Board has decided to use perennial flowers and perennial vegetation whenever possible. One area of specific concern has been the area to the South (right) of Entrada as you exit the back gate. Our HOA owns the property along the southern fence as you go East out of the back gate. The area is on your right as you leave the community. Our property ends where the fence ends. This area does not have irrigation. Past estimates to irrigate this area have been as high as 20,000 dollars as additional pumping would be required. Instead of engaging in this irrigation expense, your Board is working with our vendor to install plants that are attractive, that are also perennials, and that will survive with limited water. This will assist us in lowering the on-going costs of vegetation and flowers for beautification projects. We are also working on the wing wall and park areas to plant perennials. You should notice some plantings very soon before the summer rainy season begins.

The landscaping on our western border where the new school is being built has been delayed. We were informed by the school district that there is an unexpected delay due to “the surveyor and landscape architect that delayed the landscape buffer design.” Their representative also informed us; “I apologize for the delay. I assure you, no work will be performed on the eastern boundary landscape buffer until the landscape buffer design has been reviewed by the Imperial Golf Estates HOA.”

BACK GATE ISSUES

The Board is aware that the back gate has not been working properly. Lately, it seems like the back gate has been having more problems than in the past. Each time it malfunctions, the issues get fixed, and the gate was working properly as of this Newsletter. However, as with anything mechanical, repairs will be needed occasionally. You are free to call the number listed on the gate when it is not operational, but rest assured the Board notifies the property manager in a timely fashion when the gate stops working. It only takes one call, not 85 to the gate emergency number posted on the gates. We appreciate that residents report gate issues, but if it during the work week our superintendent will handle the repairs and vendor notification if required. If it is on a weekend or late at night during the week, our Superintendent will respond from home and attempt to fix the problem. The Board will be posting a removable sign on the gate anytime it is not working properly so that residents will know the problem has been reported.

One issue discovered lately in cars with gate stickers following each other to quickly through the gate. When this happens, the reader only picks up one car and remains open. Please be patient at the back gate. Let the car in front of you go and wait a second or two for the system to reset before you drive through. We are only talking 2 or 3 seconds. Your patience and cooperation will go a long way towards maintaining a properly functioning gate.

VETERAN'S ROAD UPDATE

We are getting a wall along Veteran's Road and our community. Here is the history. The County did a sound study and determined the expansion of Veteran's Road on the North end of our community did not require a sound barrier. Their study indicated the expansion of the roadway did not require them to spend approximately 1.2 million dollars on a noise barrier for our community. If a wall was going to be built, our HOA would have to pay for it. 1.2 million dollars would have been an assessment of \$1,892 per home if a special assessment had been approved for a wall. The prior Board in 2021 disagreed with the County assessment and they hired an attorney to contest the County's expansion of Veteran's Road without building a sound barrier between the road and our impacted homeowners. The 2021 Board paid for another sound study which contradicted the County's report.

In 2021, your Board authorized a committee chaired by former HOA President Charlie Litow to work with our attorney, and the Board, to convince the County their study was flawed and to build the wall at their expense. Your current Board agreed with the prior decision of the 2021 Board and continued to fund the challenge to the County's decision not to build a sound barrier wall.

Because of the efforts of the 2021 Board, the committee formed, and the 2022 Board, we appear to have prevailed. The County has received a new recommendation from their own experts stating that the Veteran's Roadway expansion does meet all the legal requirements for a sound barrier wall to be constructed at County expense. The wall being built at County expense was always our preferred goal. Things are looking positive at this point and your Board is extremely hopeful the County Commissioners will accept this new recommendation and build the wall. Preliminary indications are the wall will be built on County property and it is their wall to maintain. There will be no expense to our HOA or our homeowners for this wall if this plays out as expected. Although not 100 percent resolved at this point, your Board believes this wall will happen at County expense and that we have prevailed.

There are a few unresolved issues, such what to do where the proposed wall will end along Veteran's Road at the new school, and to the East where it ends on our property at the swale. Your Board will have to decide if we want to fund a wrap around wall at the end of the County wall to insulate roadway noise from the homes that are one or two houses off the roadway to the South. We will keep everyone posted as this process continues.

DRAINAGE AND SWALE UPDATES

As previously reported, Collier County Stormwater Management has contracted with Johnson Engineering to study the current and proposed future stormwater drainage in the Imperial Drainage Basin. This study is in support of the County agreeing to assume maintenance of Imperial's stormwater drainage system based on the changes to inputs from Veterans Road and the new high school.

Johnson Engineering has modeled the current and future stormwater inputs to the Imperial Drainage system and will present the County with proposed changes to that system, if any, based on anticipated future stormwater inputs. They are monitoring the workings of Imperial's existing drainage system and comparing it to their models. The due date for the completion of the study is early August. We will keep you posted as this progresses.

GUTTERS

Gutters, which are curved part of our roads, must be kept clean. Many areas have gotten stained and some are filled with debris. If they are not kept clean, we could experience flooding if the drains end up getting clogged. Rainy and storm season is upon us. Please ensure the gutters in front of your homes are clean and free of debris. Please help us avoid unnecessary flooding.

BOARD MEETING MINUTES – MAY 2022

The Board met on May 12, 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 May 2022**](#)

Click Here → [**Meeting Minutes June 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, Entrada gate issues, motorized vehicles, beautification, 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 May and June 2022](#)**

FINANCIALS - BY TREASURER CONRAD C. PEACOCK

Treasurer's Report To The Board of Directors – May 2022 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 May 2022](#)**

Click Here → **[Treasurer's Report June 2022](#)**

Click Here → **[Financial Spreadsheets May 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

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
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 course.

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 plans to meet every month.

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 May 31, 2022

8 Houses Active For sale
0 Pending With Contingency
2 Pending
15 Closed Sales 2022
\$1,078,900 Average selling price

Average price per square foot - \$419.99

Courtesy of Deb Frost.

