

# IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

October 2022 Our Website → [www.Imperialgolfestates.org](http://www.Imperialgolfestates.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

Edward (Ted) Anderson

[tedanderson.ige@aol.com](mailto:tedanderson.ige@aol.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)

## OCTOBER 2022 BOARD MEETING

The Board met in person and via teleconference on Thursday October 13, 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 11 residents in person and 6 residents by teleconference.

## HURRICANE IAN

We experienced another hurricane. We all know the damage and loss of life that happened. Our thoughts and prayers are with those impacted by this storm.

Your Board prepared for the storm by opening our weirs and lowering our lake levels before the storm arrived. We believe this helped decrease any flooding. The main gate off Highway 41 was flooded and severely damaged. All the electronics and the building interior were ruined. Our HOA President Gale Schwartz will cover the front gate damage in her monthly report.

The Board has signed all the required forms with the county to get the debris in front of our homes picked up. Individual homeowners do not need to do anything with the county. The County has hired a contractor who will eventually pick up all the storm debris stacked in our front yards. We just do not have a date as to when that will happen.

## **WHAT YOUR BOARD CAN AND CANNOT DO**

The Board often receives emails or phone calls from our members about issues that are outside the Board's control. The Board can enforce the governing documents of the association. This means the board can use civil remedies, limited to fines or civil litigation, to enforce the rules outlined in our governing documents. Here are some of the issues the Board often gets complaints about that the Board is not able to address.

The Board cannot enforce criminal laws or act in any way that is in conflict with Florida State law. Members often want to report issues about speeding, barking, dangerous, or aggressive dogs, animals off leashes, strangers in a neighborhood, bears, alligators, kids trespassing on private property, trash dumping, and noise.

As we mentioned in last month's Newsletter, Florida law prohibits the Board from any actions regarding wildlife. The Board cannot do anything to bother or control the bears, alligators, or other wildlife that share this community with us. All wildlife issues are handled by the Florida Fish & Wildlife agency. Any person may report wildlife issues/concerns to this agency. The phone number for Florida Fish and Wildlife is always listed in every Newsletter. All the Board can do is report an issue to the state, which is what every resident in this community can also do. For wildlife issues, residents should report the issue to the State and not the Board. The Board cannot do anything about the wildlife.

The Board cannot act as the police on criminal matters. The job of enforcing the law belongs to the Sheriff's office. Board members cannot and will not confront individuals about criminal conduct. Board members have no legal authority to act as the police or to question people about any breach of the law. The Board cannot address speeding, barking dogs, dog bites, trespassing, or other actions that are violations of criminal law. Please report violations of the law to the Sheriff's office.

The Board can use a police report to consider fines or other actions once an issue has been investigated by the police, provided the conduct violates our governing documents. By reporting violations of the law to the police instead the Board, this allows to the Board to consider civil mitigation actions after the police investigate and document the conduct.

In summary, the State fish and Wildlife agency should be your first call on wildlife issues. The Sheriff's office should be your first call for dog, cat, speeding, trespassing or most nuisance issues. Your Board usually cannot handle these issues without the assistance of law enforcement. The most the Board can do is send the alleged violator a letter asking them to mitigate the issue. If they do not comply, then the Board can forward the offending party to the fining committee. The Board can only issue fines if the violation can be proven by the Board. The Board cannot enforce criminal laws.

No one should be contacting our Superintendent Mark directly. Please contact Vesta if you have an issue that you believe our Superintendent might help with. Vesta coordinates these requests with the Board, which must approve most projects for our superintendent.

If you just want the Board to be aware of a problem that may be Board related at some point, you may still do so through Vesta or a Board member. Just know that without proof of a violation, the Board is unlikely to be able to take action on the issue. Often people just want Board members to be aware of a situation. In this case, your Board members are usually open to help our members and do not mind being contacted.

### **COVERING SOME HOA RULES**

A few months ago, we started a section in the Newsletter that was dedicated to reviewing the existing rules within our community. So far, we have covered the flag rules, sign rules, Architectural Review Board rules, and barking dog rules. This month, with the mid term election almost upon us, we wish to once again remind everyone about the rules for political signs and flags. Here are the 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 the signs that are allowed. To review these restrictions, click on the link provide below.

Click Here → **General Sign Rules**

Our HOA only allows flags in accordance with Florida State Law. We do not allow political flags. 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**

## **CLUSIA THEFTS**

As anyone driving out the back/Entrada gate may have seen, the Board had Clusia trees/shrubs planted on the South side of the road. Person or person's unknown dug up three of the plants and took them. We have reported this to the sheriff's office and are attempting to move one of our back gate cameras to cover the roadway. Hopefully if this happens again, we will have it on video.

## **BACK GATE STICKERS/BAR CODES**

If the sticker/bar code on your vehicle that opens the back gate is damaged, it may no longer operate the gate. We have received reports that when the back gate does not read the sticker, the vehicles must back up and pull forward several times to get the reader to recognize the sticker and open. There are three reasons this can happen. First, that the vehicle is too far to the left of the reader to recognize the gate sticker. Staying to the right as you approach the gate reader will correct this problem. Second, your sticker is damaged or faded. If this is the problem, you can get replacement stickers for the back gate from Vesta. If it is the front gate sticker that is damaged, replacement stickers can be obtained from Sandcastle management, who is still the property manager for the GIB. They issue these passes at the golf club. You can call Sandcastle for the days and times this replacement sticker process is available at the club. Third, your car windows are obstructing the reader from recognizing the sticker. This can happen from dark tint on the windows, dirty windows, or morning dew. Our superintendent informs us that morning dew on windows, or fog, can prevent the reader from working. This is corrected by cleaning the moisture/dew or dirt from your window where the sticker is located.

## **XFINITY ISSUES**

With hurricane Ian, most of us lost Internet and cable television services. We are aware that all providers, like A.T.& T or Dish also temporarily lost some type of functionality. The Xfinity outages seem to have lingered. Many of us only had periodic service if any at all. We have had two Board members in contact with Xfinity. Both Tom Harruff and Gale Schwartz have had constant contact with the company voicing out displeasure with their inability to restore service to Imperial. Gale will continue to stay in contact Xfinity until service is fully restored to our community. She has been calling them daily for updates and will continue to do so until full service has been restored.

The HOA is going to request a refund for the period of non-service to our community. The HOA can only request this for Internet and basic cable services. Individual homeowners who pay for premium channels will need to file their own request a refund for the premium channel services that were not delivered.

## **PERIMETER FENCE ISSUES**

The HOA owns the fencing that borders our community. Hurricane Ian damaged some of the fencing, and there has been some prior damage as well. The HOA is looking into repair options. Residents are reminded that tarps, wraps, or any type of covering are not allowed to be attached to our perimeter fencing. Vegetation is also not allowed to touch the fencing. Please ensure that any vegetation you plant near the fence is far enough away from the fence that branches will never extend to the fence or damage it.

## **MAILBOX AND HOME NUMBERING**

The County requires all homes have their address numbers visible on the outside of the home. This is for many reasons, but predominantly for safety; so police, fire, and ambulances services get to the correct location. We also need these numbers on your mailboxes. Every homeowner is requested to ensure their address numbers are displayed on their home exterior and on their mailbox. These numbers should be visible and easily recognizable.

## **SCHOOL DISTRICT REPRESENTATIVE AT MEETING**

The Board had a representative of the school district at our October meeting. Mr. Mark Rouleau was kind enough to give the Board, and the members present, a chance to get answers to any questions about the new high school. There were many issues discussed. One question was about Water retention. During hurricane Ian, many residents along the school border with Imperial reported flooding in the swale that is our West border with the school. The new school has a retention pond that did not seem to be holding the water. Our residents reported water draining from the new school property into the swale and causing flooding into our resident's yards. Mr. Rouleau was taken to the area by our Superintendent so he could see for himself what the problem was. We will await the districts response to the issue.

Residents brought up noise, loud music, vulgarity, and privacy issues coming from the school construction area. Mr. Rouleau stated these concerns would be immediately raised with the construction managers working at the school to minimize noise where possible and to ensure gawking, vulgarity, and loud music issues would cease.

There was also discussion about the proposed landscaping design, and the removal of vegetation from the border. These issues are on-going and will be addressed as the Board gets more details.

## **ELECTIONS TO THE BOARD**

There will be an election for four Board positions this year. Gale Schwartz, Tom Harruff, John Mickelson, and Pam Falcigno are up for re-election. The votes are counted at the annual meeting, but ballots are distributed 60 days prior to the election. We are aware there will be open positions on the Board for this election cycle. As the HOA election period starts in November, information will be forthcoming in the October Newsletter about the process for filing for election to the Board and how to vote.

## **MINIBIKES**

The Board has received complaints of kids driving minibikes in the community. Motorized or electric ATV's are not permitted on the roads or sidewalks inside Imperial Golf Estates. This includes but is not limited to golf carts and dirt bikes. If your golf cart is in conformance with Florida law for use on public streets, then it would be allowed in our community.

## **PRESIDENT'S REPORT BY GALE SCWARTZ – OCTOBER 2022**

Below is an Internet link to President's Report which is posted on our web site. Topic's discussed include: GIB update, front gate issues, Hurricane Ian, Common area clean up, Xfinity issues, and maintenance. Below is a picture of the flood damage at the front gate.

Click here → [\*\*Presidents Report October 2022\*\*](#)



## **TREASURE'S REPORT BY CHUCK PEACOCK - OCTOBER 2022**

Below is an Internet link to Treasurer's Report which is posted on our web site.

Click here → **Treasurer's Report October 2022**

Click here → **Financial Report for August 2022**

## **ARCHITECTURAL REVIEW BOARD REPORT BY TED ANDERSON OCTOBER 2022**

Please remember no work can begin until the ARB Committee has reviewed and approved any request.

Click here → **ARB Report October 2022**

## **OCTOBER 13, 2022 BOARD MEETING MINUTES**

We post the meeting minutes as soon as they are available, but they are not approved until the next meeting.

Click here → **October 13, 2022 Meeting Minutes**

## **HOA 2022 MEETING SCHEDULE**

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

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.**

## **New School Construction and Veteran's Road Expansion Committee:**

Chair - Charlie Litow – Veteran's Road

Chair – Jim Shelly – New School

Liaison Board Members – Pam Falcigno and Tom Harruff

Greg Biada – 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
New School Board Liaison	Pam Falcigno

## **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.



## **GOVERNING DOCUMENTS POSTED ON OUR WEBSITE**

We have consolidated all our governing documents into one PDF file that can be reviewed on our web site. This is an accurate and up to date copy of all our governing documents.

Click here → **[Imperial Golf Estates Governing Documents](#)**

## **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. The address is:

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](http://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](#)**



Bismark Lake

**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](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 September 30, 2022

5 Houses Active For sale  
2 Pending With Contingency  
0 Pending  
23 Closed Sales 2022

\$1,100,770 Average selling price

Average price per square foot - \$432.77

Courtesy of Deb Frost.

