

# IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

December 2019

[YOUR HOA WEBSITE](http://www.igenaples.info/index.htm)

**[www.igenaples.info/index.htm](http://www.igenaples.info/index.htm)**

## BOARD OF DIRECTORS

### President

Charlie Litow  
[Hazardcoe@gmail.com](mailto:Hazardcoe@gmail.com)

### Directors

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

Pat McCabe  
[pat@midwesttile.com](mailto:pat@midwesttile.com)

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

Martha Mugford  
[mugfordige@gmail.com](mailto:mugfordige@gmail.com)

Gale Schwartz  
[Wndanh20@aol.com](mailto:Wndanh20@aol.com)

### Superintendent

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

**There is currently one open Board position. It will be addressed at the yearly meeting when elections are held on January 6, 2020 at 7:00 PM at the Imperial Golf Course Clubhouse.**

## Front Gate Security Changes

Effective Tuesday, October first, you should have noticed new guards at the front gate. The Greater Imperial Board has contracted with Statewide Security to maintain the gate and provide gate access guards 24/7. As with any transition, a few obstacles are expected and the GIB asks for your patience during the transition.

Also, on October first, the [www.gateaccess.net](http://www.gateaccess.net) website and smartphone app was disabled. The new web address is <https://imperial.checkpointportal.com>.

Residents should have received an email with a link, username, and password, for the new Resident Webpage, where they can edit their contact info and create a visitor list. There is also be an Android App available using a link on the Resident Webpage. For the Android app, you must log in as a resident and then click on the Mobile link on the left side of the screen to set up the check point android app on your phone. The Apple app is already available.

The automated system will be a little different during this transition, but you may continue to dial 239-597-2005 to call your guests/vendors in.

Again, we appreciate your patience during this transition. This was entirely a GIB action and not undertaken by your IGE HOA.

## COMCAST UPDATE

Last year the HOA Board joined with several other Imperial residential communities and approved an agreement with Comcast for a replacement Bulk Cable TV contract and added Bulk Internet services. Included in these agreements was a fiber optic cable upgrade throughout these communities.

That fiber optic upgrade included fiber optic to the outside pedestal is complete. Individual homeowners must call Comcast to get fiber optic cable running from the pedestal to your home.

All IGEHOA homeowners should have received by mail a notice that they can call Comcast to have them come and hook up your house to the new fiber optic cable. The notification will have details of how to contact Comcast to have them come to your home to complete the fiber to the home installation. Someone must be home for the installation completion. Homeowners will have 12 months from the Launch Date to contact Comcast for their free installation.

The current coaxial cable line to your home (legacy system) will continue to be operated during this installation period and beyond.

The Comcast phone number to call to get the fiber optic connected is 800-934-6489.

## Back Gate Fire

The Christmas/holiday lights placed on the back gate caused a small fire. We believe a problem with the lights started the fire and it disabled all the gate arm functions. There was very minimal damage and our superintendent Mark Thieme responded and the problem was repaired very quickly.

## 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

## LEASING YOUR HOME - REMINDERS

Your HOA is the process of updating our Declaration of Covenants, Conditions, and Restrictions, (CC&R), or after the first use CC&Rs to strengthen leasing criteria. Hopefully, the new wording required for our CC&R will be approved by our membership at the annual meeting on January 6, 2020. If you are considering leasing your home, please remember to comply with our HOA By-Laws for leasing. Here is the exact existing language from our CC&R for your review.

By-Laws Section 10.4 Leases.

A. All Leases of Lots must be in writing and a copy of any Lease shall be delivered to the Board of Directors of the Association or their Property Manager upon commencement of the said Lease. All Leases must contain provisions requiring Tenants to comply with this Declaration, the Bylaws, and the Rules and Regulations of the Association. In the event any Tenant violates said Declaration, Bylaws, or the Rules and Regulations of the Association, the Association may bring an action for eviction of such Tenant and all costs incident to such action, including attorneys' fees, shall be the responsibility of the Owner from whom the Tenant leased.

B. No Lot may be leased for a period of less than thirty (30) days nor more than two (2) times per year. No subleasing or assignment of lease rights is allowed unless approved by the Board. No individual rooms may be rented and no transient tenants may be accommodated.

C. No one but the lessee, his or her family within the first degree of relationship by blood, adoption or marriage, and their guests may occupy the Lot.



**HOA COMMITTEES**

**ARCHITECTURAL REVIEW**

Gale Schwartz - Chair

**BEAUTIFICATION**

New chair to be appointed

**GREATER IMPERIAL BOARD REPRESENTATIVE**

Tom Harruff

**INFRASTRUCTURE**

New chair to be appointed

**LAKES**

John Mickelson – Co-Chair  
Gale Schwartz – Co-Chair

**NEWSLETTER**

John Mickelson - Chair

**VIOLATIONS**

Martha Mugford – Chair

**HOA WEB PAGE**

Web Master – Mike Shields

**Web Master Liaison from Board**

Charlie Litow & John Mickelson

[www.igenaples.info/index](http://www.igenaples.info/index)

**UPCOMING EVENTS**

**HOA First Quarter Fees - Due January First Of Every Year**

**HOA Second Quarter Fees - Due April First Of Every Year**

**HOA Third Quarter Fees - Due July First Of Every Year**

**HOA Fourth Quarter Fees - Due October First Of Every Year**

**HOA Board Meetings (6:00 PM)**     **January 23, 2020**  
**at Sandcastle Office**                     **February 27, 2020**  
**9150 Galleria Ct #201,**                     **March 26, 2020**  
**Naples, FL 34109**                             **April 23, 2020**

**HOA Annual Meeting**                     **January 6, 2020**  
**Imperial Golf Course Clubhouse**  
**7:00 PM**

**IMPERIAL GOLF ESTATES HOME SALES**

18                     Houses Active For sale  
3                         Pending With Contingency  
0                         Pending  
35                        Closed Sales 2019  
\$536,231             Average selling price

Average selling price per square foot - \$203.64

This data was provided to Imperial Golf Estates by  
Debbie Frost Realty, The Frost Team, 239-250-8701,  
[Deb@deb frost.com](mailto:Deb@deb frost.com), [www.DebFrost.com](http://www.DebFrost.com)

The Imperial Golf Estates Board of Directors is proposing changes to our existing governing documents. The changes will be voted on at the annual meeting on January 6, 2020 at 7 PM. The meeting will be at the Imperial Golf Clubhouse.

These changes are necessary to keep our documents up to date with Florida law and to protect our membership. These changes will strengthen rules to ensure any sub-leasing does not negatively impact the community. These changes will also remove the word “fountains” from our Covenants and end the controversy of every member having to pay for fountains in our lakes, when the benefit is primarily to lake residents and not the other 500 plus homes not on a lake.

Here is the proposed language to be changed in our documents. Your vote is required for these changes to take effect. Please help your Board serve you and approve the requested changes.

**PROPOSED AMENDMENTS TO THE SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
IMPERIAL GOLF ESTATES HOME OWNERS ASSOCIATION.**

4.2 The current rule states that if a fountain is in a common area (except if a resident makes the request and pays for it), the association must pay for it. The board believes the HOA is not in the business of paying for, installing, and maintaining fountains in our common areas and requests that fountains no longer must be paid for through everyone’s assessments. This does not prevent one homeowner, or a group of homeowners, to request board permission to pay for, install, and maintain, a fountain.

We also wish to raise the limit the association may spend, without membership approval, from \$200 to \$250 per household. We are using IRMA as a benchmark for how much we could conceivably spend in a declared state of emergency. We came very close to the maximum with IRMA and recognize special assessments are for only the most significant changes. This small increase is also a function of keeping up with inflation.

4.4 This amendment is consistent with the second change in 4.2. When it comes to assessments the board believes having flexibility in a declared state of emergency is critical to get things back into shape and requests that a vote of the members not be required.

10.3 We wish to raise the transfer fee from \$1000 to \$1500. We have one of the lowest transfer fees, if not the lowest right now in Collier County, and the fee increase will still remain very low compared to other communities.

10.4 As it stands, the board cannot reject any lease whatsoever unless the lessee is a transient. We simply want to have the ability to reject a lease on a case by case basis. We intend to

approve or reject leases on a consistent basis and to adopt rules consistent with the language change.

### **ARTICLES OF INCORPORATION**

Article 4 Section A is amended from requiring us to have no less than 3 board members versus 5 board members. In recent times, the board many times consisted of 4.

### **CHANGES TO OUR COVENANTS, CONDITIONS, AND RESTRICTIONS AND OUR BY LAW CHANGES**

3.1. Changing the annual meeting date from the 4th Monday in January, (not always possible), to each calendar year or within 15 months of the last annual meeting. We need greater flexibility as we are dependent on the golf club's calendar for a meeting time.

3.3 Allowing notice of annual meeting to be sent by electronic means if the member so agrees. The rationale is if someone prefers electronic notice, that is how it should be sent.

3.4 Moving the quorum requirements for all meetings of the membership to 25% of the members and excluding those not eligible to vote. Previously, a special meeting required 33% and those not eligible were counted. This is to simplify and have consistent rules.

4.2 Clarifying the owner of a lot or the spouse of the owner is eligible for election and removing term limits. Given how few people wish to serve, these rules allows for greater participation. Spouses may not serve at the same time however.

5.1 If the board so determines, we may have co-presidents or more than one vice president. The board feels having flexibility for officers is important as getting volunteers is difficult and this flexibility helps.

6.1 If the number of people running for election is equal to or less than the number of vacancies, no election will take place. This will streamline the process if we have an uncontested election which in prior years commonly occurred.

10.1 Fines will be raised from \$50.00 a day to \$100 a day and in the aggregate \$1500. Previously the aggregate limit was \$1000. By raising the fine aggregate over \$1000.00, the association can actually enforce the fine through a foreclosure, if necessary. At \$1000, foreclosure was not an option by law. If a resident simply ignored a fine and we could not collect the fine, the resident could simply ignore the fine and not have any consequences.

The final amendments further clarify the role of the fining committee and what notice is required and if litigation over the fine occurs the prevailing party recovers attorney fees.

The exact wording of the proposed changes to our HOA documents are on our website for your complete review. Please take the time to review the proposed changes.

You can access our website at: <http://igenaples.info/index.htm>

There is a link on the Home page which states, **“2020 Imperial Document Changes.”** If you click on this link from our home page you will be directed to the page which provides you with answers to the following questions and their specific links:

1. WHY DID THE BOARD CHOOSE TO RECOMMEND THESE CHANGES?

[http://igenaples.info/bylaw\\_change/2020%20imperial%20document%20changes.pdf](http://igenaples.info/bylaw_change/2020%20imperial%20document%20changes.pdf)

2. PROPOSED AMENDMENTS TO THE SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION AND THE SECOND AMENDED AND RESTATED BYLAWS

[http://igenaples.info/bylaw\\_change/aoi%20and%20bylaws%20revised.pdf](http://igenaples.info/bylaw_change/aoi%20and%20bylaws%20revised.pdf)

3. PROPOSED AMENDMENTS TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

[http://igenaples.info/bylaw\\_change/declarations.pdf](http://igenaples.info/bylaw_change/declarations.pdf)

Lastly, your Board needs your support. The Board can only operate with the support of the community. Our Bylaws require community participation. If a quorum of members is not present at the annual meeting, we cannot conduct business and nothing changes.

We have failed to obtain a quorum at our annual meeting for several years. Please consider attending, voting electronically, or providing your proxy to the Board. Without your participation, your Board cannot succeed. Our “Go Paperless” campaign has been successful. We estimate approximately 500 of our 634 properties have provided valid emails and many have consented to electronic notification of HOA information. We will be working with the remaining few to ensure everyone is reached, if even printed materials are delivered to those who do not have E-mail addresses. Please sign up for electronic service if you have not done so. There is a link to sign up on the home page of our website.

Electronic voting will be available for purposes of establishing a quorum and for document changes. Election of Directors will only be in person or via proxy voting.

### **Speed Limit Change**

Your HOA is only one of many voices at the Greater Imperial Board. Our representative recently voted to raise the speed limit back to 35 miles per hour. This proposal passed on a 5 to 3 vote. You will see the new 35 mph speed limit signs as soon as they can be purchased and installed. The speed limit will be 25 from the gate house to Park Place and then 35 to the Estates sign just before 4 way stop. It will remain 25 throughout the rest of our community.

### **Front Gate Construction**

Accurate Pavers will be sealing the pavers on the three lanes at the front gatehouse on three separate days. The schedule is December 18th, December 23rd and December 26th. The access control guards will be assisting with the traffic flow during the lane closures and we ask that everyone be patient and drive with extra caution during this project.

### **Election Update**

On January 6, 2020, the HOA's Annual Meeting will take place (7:00 p.m. at the Imperial Golf Club, main dining area), and one of the items on the agenda for the meeting will be an election to fill three vacancies on the Board of Directors. The terms of Martha Mugford and Pat McCabe are ending and those vacancies need to be filled. Both Martha and Pat have informed the HOA that they are willing to serve another term if re-elected. One vacant position is up for election as well. Those running for the three board positions are listed alphabetically and will appear in this order on the ballot: Deborah Frost, Stephanie Hardy, Patrick McCabe, Martha Mugford and Jim Wilson. You may vote for no more than 3 candidates. Voting for the candidates will be either be in person or by proxy. Also, provided we have a quorum, we will vote on several changes to the Articles of Incorporation, Covenants, and By-Laws. Those proposed changes are included for your review on page 7. Also, why the board thinks these changes are prudent is enclosed as well. These changes, and the justification for same, can be found online at [http://www.igenaples.info/document\\_change.html](http://www.igenaples.info/document_change.html).

We look forward to receiving your vote on these important matters. You must either vote to approve all of the changes or vote to disapprove all of them. Voting for these changes may be done in person, by proxy or electronically through electronic voting. Those who have consented to electronic voting will receive notice electronically of how to vote in this manner shortly. See Florida Code Section 720.317 regarding the ability to vote electronically.

Respectfully,

Your HOA Board of Directors.



## **PLEASE SUPPORT THE PROPOSED CHANGES TO OUR GOVERNING DOCUMENTS.**

Your Board of Directors is unanimously requesting your support of the changes to our By-Laws and governing documents. Your Board needs your support and your vote.

The Board can only operate with the support of the community. Our Bylaws require community participation. If a quorum of members is not present at the annual meeting, we cannot conduct business and nothing changes.

We have failed to obtain a quorum at our annual meeting for several years. Please consider attending, or providing your proxy to the Board. Without your participation, your Board cannot succeed.

Our “Go Paperless” campaign has been successful. We estimate approximately 500 of our 634 properties have provided valid emails and many have consented to electronic notification of HOA information.

We will be working with the remaining few to ensure everyone is reached, if even printed materials are delivered to those who do not have E-mail addresses. Please sign up for electronic service if you have not done so. There is a link to sign up on the home page of our website.

If we do not change the governing documents as proposed, we risk a security lapse in our community. Our proposed changes increase security for leasing requirements to ensure property owners do not enter into leases with individuals or entities that could be a detriment to our community. The changes also resolve the issue of “Who pays for fountains?” If the proposal passes, the word fountains will be removed from our governing documents. This removes the financial burden of paying for fountains from the entire HOA and all our members. If the changes are approved, the Board can then negotiate with individuals, or a group of people, who wish to privately fund a fountain in any given lake. This proposed change does not eliminate a fountain from being installed in any given lake. It only removes the entire HOA, and all our members, from the financial responsibility to purchase, install, and maintain fountains.

Please vote for the proposed changes in our governing documents to enhance community safety and security; along with promoting financial responsibility.

**THE FINAL 5 PAGES OF THIS NEWSLETTER WILL INTRODUCE YOU TO THE CANDIDATES FOR YOUR BOARD OF DIRECTORS. THE INCUMBENTS ARE PAT MCCABE AND MARTHA MUGFORD. NEW CANDIDATES ARE FORMER BOARD MEMBER DEBBIE FROST, ALONG WITH STEPHANIE HARDY, AND JIM WILSON.**



### PAT MCCABE AND FAMILY

My family and I reside in Phase 2, Lot 1903.

Phone (402) 770-7975

E-Mail – Pat@midwesttile.com

- Juris Doctorate degree from Creighton University School of Law in 1987.
- 1980 Graduate – Officer Candidate School, United States Marine Corp, Quantico Virginia.
- Father of 7 children
- Licensed to practice law in Nebraska.
- 32 years as owner of an International wholesale business.
- Current Imperial Golf Estates Treasurer with 3 years of experience as your Treasurer.
- Private pilot.
- Prior Board member, Nebraska High School Foundation.
- Prior Board member and Treasurer, Nebraska District Al-Anon.

My primary goals and objectives are to maintain low HOA dues and to improve the value of every member's real estate in our HOA

**Imperial Golf Estates Homeowners Association, Inc.**

**Candidate Information Sheet**

**Martha B. Mugford**

**Phase 3, Lot 27**

**239.269.6899**

**[themugsys@gmail.com](mailto:themugsys@gmail.com)**

**2214 Imperial Golf Course Boulevard**

**Personal Information:**

**Retired Director of Risk Management and Insurance for multi-hospital system in Cleveland, OH (20 years). Recognized as one of Ohio's top risk managers at the Ohio Society of Healthcare Risk Managers in Columbus, OH. Board member for Ohio Hospital Association representing risk management six years.**

**Risk Manager for skilled nursing facility Naples, FL (8 years). Awarded Risk Manager of the year from over 65 facilities.**

**Board Member for Northcoast Health Ministries, Cleveland, OH**

**Served on various Boards related to Ohio and Florida healthcare issues.**

**Served as Director/Secretary-Violations for the past two years on Imperial HOA.**

**Goals/Objectives to be accomplished if re-elected to Board:**

**Support compliance with HOA documents. Be transparent, fair and open-minded with Imperial community residents. Support our community so that we continue to have an outstanding community. Serving on the HOA Board is a privilege and I enjoy the cooperation that has been given by the residents during my term.**

**Imperial Golf Estates Homeowner Association, Inc.**

**Candidate Information Sheet**

**Name:** Debble Frost **Phase/Lot No.** 5/18

**Phone No:** (239) 250-8701 **E-mail:** [Deb@DebFrost.com](mailto:Deb@DebFrost.com)

**Permanent Address:** 2121 Imperial Cir. Naples, FL 34110

**Personal Information:** B.S. Marketing/Management & A.S. Accounting

Owner / resident of IGE for 20 years. Raised 2 children here, have 2 small dogs

Live and Work In the neighborhood.

**Qualifications/Relevant Experience:** Previous Imperial Golf Estates Board member for 4 years before and during rear gate addition to the neighborhood.

President of P.O.L.O. of Naples (1990s). Past volunteer for Make A Wish and Jr. Achievement, 12 year member of Toastmasters International, several speaking awards.

**Goals/Objectives to be accomplished if elected to the Board:** \_\_\_\_\_

To create and maintain a sense of community among the IGE residents.

To keep an open line of communications for all residents to the board.

To have transparency and timely communications of major decisions and rule changes with an explanation of the purpose or goal of the changes.

I'm passionate about Imperial Golf Estates and want to help maintain/create a positive perception of our beautiful neighborhood to the greater Naples area.

To create a professional, respectful and courteous dialogue between board members and the residents of Imperial Golf Estates even when there are differences of opinions.



## Stephanie Hardy

December 1, 2019

Thank you for the opportunity to apply for the IGE Board of Directors. Dave and I are delighted to live full time in Imperial Golf Estates and are proud of our community.

### Goals

To contribute in fostering greater community spirit, assuring fiscal responsibility, and maintaining the integrity of our IGE Board and the beauty of our community.

### Business Experience

Currently I am Regional VP of Marketing Strategy and Business Development for Shaw Floors, a flooring manufacturer owned by Berkshire Hathaway. My plans are to retire from Shaw in January of 2020. My experience includes:

- Negotiating Sales Contracts
- Marketing Communications
- Web Site Design
- Leading Sales Teams
- Retail Space Design
- Sales and Expense Budgeting / Forecasting
- Advertising and Co Op Fund Management

### Prior Board Experience

During the time I lived in Weybridge at Imperial, I served on the BOD and worked on projects including replacing lamp posts and carriage lights throughout the community. While living in North Georgia I had the opportunity to serve on the board of the NE GA Family Crisis Center in many positions including President. It was a rewarding experience and I learned board policies and procedures. Also the importance of working as a team and honoring responsibilities to the greater cause.

I look forward to serving our neighborhood as a member of the IGE Board.

Sincerely,

*Stephanie Hardy*  
239-595-4098 / [carpetsteph@gmail.com](mailto:carpetsteph@gmail.com)

**Imperial Golf Estates Homeowners, Inc**  
**Candidate Information Sheet**

**Name:** Jim Wilson

**Phase/Lot No.** 5/23

**Phone #** 314-422-2314

**Permanent Address:** 2102 Imperial Circle, Naples, FL 34110

**Personal Information:** Married to my wife Mary for 49 Years. We have two sons, two grandchildren. 12 years living in Imperial.

**Qualifications/Relevant Experience:**

Board member of previous subdivision.

Pearson Publishing Sales Manager, Store Manager Kroger Co., BS degree Business SIUE

**Goals/Objectives to be accomplished if elected to the board:**

- 1) **If I am elected to the board, I would like to see more transparency by the board. Listen to the residents and there suggestions. If a resident has taken the time to sit through a meeting they should be taken seriously, and the issues noted for the next meeting with a legitimate answer. This I feel would help reduce the tension and rancor currently exhibited at the meetings.**
- 2) **Reduce spending by using standard three bid process on projects, instead of continually using and buying from same vendors with out additional bids.**
- 3) **Send all notices within time periods dictated by Florida regulations, and follow indentures. Keep residents informed.**
- 4) **Think outside the box for different ways to run the board.**