

The News at Imperial Golf Estates

# The Estates

April 2018  
Issue 04/18

IMPERIAL GOLF ESTATES HOA INC.

## IGEHOA Property Manager

Sandcastle Community Management  
**PM James Kelly** 596-7200  
[JamesK@SandcastleCM.com](mailto:JamesK@SandcastleCM.com)

**Asst. PM: Beverly Florio** 596-7200  
[BeverlyF@SandcastleCM.com](mailto:BeverlyF@SandcastleCM.com)

**IGEHOA Website:** [www.igenaples.info](http://www.igenaples.info)

## GIB GATEHOUSE

Voice Mail: 597-2005

GIB Gatehouse Fax: 597-1069

GIB Gatehouse Email:

[Imperial@RamcoProtective.com](mailto:Imperial@RamcoProtective.com)

**IGE Web Master: Mike Shields**

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

## THE BOARD 2018

Pres. Vacant

V.P. **Scott Toth** 216-2907

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

Sect. **Martha Mugford** 269-6899

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

Treas. **Pat McCabe** 402-770-7975

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

Dir. **Pat Keating** 414-217-5895

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

Dir. **Nate Celauro** 917-751-9869

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

Dir. **Chas Litow** 319-551-1218

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

## COMMITTEE CHAIRPERSONS:

ARB - **Scott Toth** 216-2907

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

Traffic Awareness

**Patrick Keating** 414-217-5895

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

Entrada Ave-Back Gate

**Nate Celauro** 917-751-9869

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

Beautification

Dir. **Chas Litow** 319-551-1218

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

Infrastructure (Drainage and Roads)

**Nate Celauro** 917-751-9869

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

Estates Newsletter

**Mary Dargene** 815-238-5661

[marym821@gmail.com](mailto:marym821@gmail.com)

Perimeter/Community Awareness

**Patrick Keating** 414-217-5895

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

Violations-**Martha Mugford** 269-6899

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

**ARB Committee Members:** Chairman Scott

Toth, Patrick Keating, and Steve Schroeder

IGE Superintendent:

**Mark Thieme**

227-9201

## IMPORTANT REMINDER:

The new IGEHOA/Comcast Bulk Cable TV and Bulk Internet services agreement was effective April 2nd. All residents, especially those with a personal Comcast bill each month, need to call 1-800-XFINITY (1-800-934-6489) from the phone registered with Comcast and ask to "upgrade your services". Even if you do not have a Comcast bill each month you need to have your residence registered under the new agreement. The agreement provides new TV equipment including the X1 platform with a DVR, a voice remote, up to five devices and Digital Preferred Channels. Internet services include a free wireless gateway (modem) and Blast speed. Your 2018 quarterly assessment has increased by \$65 per quarter to \$498 per quarter including Bulk Cable TV and Internet services. The next quarterly assessment of \$498 is due Jun 1, 2018. Please include the coupon with your payment. You should have received a new coupon book in the mail with the new 2018 Budget and assessment amount prior to the due date. If you have not received your coupon book, please contact Sandcastle Community Management Accounting at 239-596-7200.

It is your responsibility to call in all vendors and visitors to allow pre-authorized access through the US 41 front gate. Call 239-597-2005 to enter the automated call in system. You can include your regular vendors on your pre-authorized access list. An access authorization form is available at [www.greaterimperial.info](http://www.greaterimperial.info) under Access Control Form or by using [www.gateaccess.net](http://www.gateaccess.net). Please do not try to schedule a delivery or work after hours, on Sunday or a Holiday!

**Pets:** You are responsible for controlling your pets whenever they are out of the house (especially on sidewalks) and picking up their waste per Collier County Ordinances. Please respect your neighbors.

Please be respectful of your neighbors by following our speed limits, using turn signals and stopping at stop signs in Imperial and on Entrada Blvd.

**Vendors and Visitors:** Please remind all your vendors, sub-contractors, deliveries, and visitors that they must enter through our US 41/Tamiami Trail N/Imperial Golf Course Blvd. gate (897 Imperial Golf Course Blvd.) regardless if their GPS tries to route them to the Entrada Gate. The Entrada gate is for IGEHOA residents only. The Entrada Gate is monitored by cameras 24/7 and non-residents entering that gate are Trespassing. Damages to the gate systems will be charged to the offending vehicle owner.

You can update your personal information in the Property Manager's data base using the Owner Contact Form on line at: [www.igenaples.info/all\\_forms/owner\\_info.htm](http://www.igenaples.info/all_forms/owner_info.htm) or you can obtain a form from the Property Manger's office.



**Call to Order:** The April 26, 2018 meeting was called to order at 8:30AM by Vice President Scott Toth. The following board members were present: Margaret Mugford, Nathan Celauro, Patrick Keat-ing and Charlie Litow. Mark Thieme, IGE Super-intendent and Beth McWilliams CAM representing Sandcastle Community Management attended. There were five owners in attendance.

**Review of Minutes:** A motion was made by Mr. Celauro and seconded by Mr. Litow to approve the March 22, 2018 board meeting minutes as presented. The motion was unanimously approved.

**Proof of Notice/Quorum:** Superintendent Thieme posted Notices on the community bulletin boards. Quorum was established.



**IGE HOA Summary Treasurer's Report: (Treasurer Pat McCabe)**

The following is select financial information for the IGE HOA for the month of March 2018:

**Balance Sheet**

**Assets:**

Operating Cash	\$231,623
Reserves	\$441,443
Accts Receivable	\$4,345
Other Assets	\$8,721
<b>Total Assets</b>	<b>\$686,132</b>

**Liabilities:**

Total Current Liabilities	\$194,049
Reserves	\$424,276
Owners' Equity	\$67,807
<b>Total Liabilities/Owner Equity</b>	<b>\$686,132</b>

**Treasurers Comments: (Treasurer Pat McCabe)**

**Balance Sheet:** The financial position of the HOA is good and it has adequate cash to meet its needs.

**Income and Expense Statements:**

**Income**

Budgeted	\$110,609
Actual	\$112,854
Difference	\$2,249

**Income Statement:** Actual income exceeded budgeted income barely due to high newsletter income.

**Expense:**

Budgeted	\$110,604
Actual	\$92,702
Difference	-\$17,963

Actual expense was lower than budgeted due to lower Comcast fees and landscape expenses.

**Expense Statement:** Actual expenses were lower than budgeted due to collection of Comcast fees.

**Treasurer's Comments:**

Comcast has begun to change over member homes to the new programming/equipment. Several drainage projects are being undertaken to improve rainwater runoff. The remaining cul-de-sac road work has been started.

Treasurers Report was accepted by the Board.

**President's Report:** No report presented



**GIB Report: Treasurers Summary Report for March 31, 2018 - April GIB Meeting 4/26/18**

Income and Expense Statement as of 3/31/18:

Total Operating Income: YTD Operating Income is \$87,964.57 over budget by \$5,356.06 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$89,293.71 over budget by \$6,639.44 based upon Gate Access Control expense timing.

Net include is \$1,283.28 under budget.

Balance Sheet Items as of 2/28/18:

1. Operations Checking Account: Cash for Operations \$5,546.83
2. Cash for Reserves Balance: \$449,408.02
3. Other Assets, incl. Acts Rec and Pre-pays \$5,978.83
4. Total Current Assets: \$460,933.58
5. Owner's Equity \$1920.55
6. Current Liabilities \$9,605.01
7. Replacement Reserve Prior \$449,408.02
8. Total Equity \$460,933.58

We have adequate cash on hand to meet our monthly bills.

Martha Meyers, GIB Treasurer  
H - 239-431-7434 C - 612-19-0914  
lylehaven@aol.com



**Infrastructure (Storm Water Management, Roads and Drainage):**  
Director McCabe

Here is a preliminary list of infrastructure projects the HOA has ongoing or upcoming:

1. Phase 5 drainage
2. Phase 2 drainage
3. Abrahamson drainage
4. North / South canal
5. Comcast Fiber to home upgrade
6. 2018 Cul de Sac (12) removal of plantings
7. Drainage repairs
8. Road Resurface Planning
9. Irma repairs and replacements

Here is a preliminary list of duties/ roles for the Committee:

1. To meet and identify projects and assign responsibility for each project within the committee.
2. To obtain approval from the Board for project funding.
3. To identify and notify the Board of projects that are complete, details of projects in process and problems or issues.
4. To get competitive bids on projects proposed by the Board or the Committee.
5. Manage infrastructure projects through completion



#### **Superintendents Report:**

(Superintendent Mark Thieme)

#### **Drainage;**

The phase 5 weir project is complete. Countess has had it's final pipe replaced. Empress has 4 pipes replaced, 2 cleaned with 1 grouting to complete. We still have some sod and irrigation issues to complete. With the last construction being on the golf course, the club's project will start June 1.

#### **New Plantings:**

The 4 way intersection is coming back together after the water main project. We still need to choose and order new summer annuals.

#### **Cul-De-Sac Pavers;**

The paver project is complete.

Residents, please remind your guests and vendors to use the 41 entrance.

**IGE HOA residents only are authorized to use the Entrada Gate.**



**Entrada Report:** The Entrada Traffic Control Agreement with Collier County Sheriff's Office has been drafted and is scheduled to be signed 2018.



#### **Beautification Committee Report:**

(Director Litow):

The Empress area is scheduled to be cleaned up. Annuals will be planted.



#### **Architectural Review Board Report:**

(Vice President, Scott Toth)

22 requests were approved by the ARB in the period of March 21 to April 24, 2018. Many requests were for new roofs from the aftermath of Hurricane Irma. Other request include window replacements, painting, fences, and garage doors.

The Board approved the ARB report.

To obtain an Exterior Change Request form on line: **www.igenaples.info, log-in with name "imperial" and password "2011"**

**Or a copy from Sandcastle Community Management and email your request to:**

**sjtoth@gmail.com**

**Please remember that ARB approval is required for the use of PODS, Dumpsters and Port-a-Potties even if the renovations involve only interior changes.**



#### **Traffic/Community Awareness:** (Director

Keating) Community participation by all who access Estrada was discussed and the Sheriff's department will be requesting enforcement approval from each community.



#### **Violations and Fining Committee:**

(Director Mug-ford) Damage by Irma to screens, cages, roofs, and landscaping are still being addressed by residents.

Letters are being sent out to five property owners for various compliance issues.



#### **Community Manager's Report:**

PM Beth McWilliams

Entrada Gate and Community Violation Reports were presented.



**Newsletter-Estates:** -Mary Dargene agreed to type the newsletter upon Mr, Toth's' approval.



**Perimeter Awareness:** Director Keating will continue to attend North Naples Task Force Meetings.

# Classifieds

While we hope that you support our advertisers, the Board of Directors of Imperial Golf Estates HOA, Inc. does not officially endorse any products or services advertised herein.



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### Unfinished Business:

Phase 5 Drainage weir upgrade is ongoing. The Comcast agreement has been signed by ICE and forwarded to Comcast for their Cooperate review and signature. Comcast installation began April 2018.

### New Business:

A motion was passed to approve testing stain removal products to remove curb stains not to exceed \$500.00.

Discussion included a project that has been proposed by the CCSO to coordinate the street lighting using LED light heads. FPL would be contacted.

Website [www.igenaples.info](http://www.igenaples.info) services were discussed.



**June 1 marks the start of hurricane season! Now is the time to make a plan and prepare your emergency supplies.**

### Make a Plan

Staying safe during the hurricane season starts with a simple step: Have a plan. People can plan for hurricanes using a simple guide at [Ready.gov](http://Ready.gov).

This plan includes figuring out how to determine whether it's safe to hunker down at home during a storm or whether you are in an evacuation zone. If so, there is likely a specific route you should take in the event of an evacuation, as many roads may be closed.

If you are in an evacuation zone, you also need to figure out accommodations during the storm — this could be anything from staying with family and friends to renting a motel to staying in a shelter.

Family members often have trouble reaching each other during hurricanes, so determining a preset meeting place and protocol can be helpful. Sometimes, local cellphone lines are overloaded during a storm, so consider texting. Another alternative is to have a central out-of-state contact who can relay messages between separated family members.

During a storm, pets should be leashed or placed in a carrier, and their emergency supplies should include a list of their vaccinations as well as a photo in case they get lost, according to the Humane Society for the United States. Also important is finding someone who can care for them, in the

event that a hotel or shelter does not accept pets. During an emergency, they should also be wearing a collar with the information of an out-of-state contact in case they get separated from you, according to the HSUS.

### Storm-proof your home

Because hurricanes often cause their damage when trees fall on property, homeowners can reduce the risk of damage by trimming trees or removing damaged trees and limbs.

Another easy step is to make sure rain gutters are fixed in place and free of debris. Reinforcing the roof, doors and windows, including a garage door, is also important.

Power generators can also be an important tool if the power is cut off for long periods of time. A power generator needs to be kept outside, as they produce dangerous levels of carbon monoxide.

### Gather Emergency supplies:

**According to Ready.gov, a basic disaster kit should include:**

- A gallon of water per person per day for at least three days
- A three-day supply of non-perishable food
- A battery-powered or hand-crank radio
- A flashlight with extra batteries
- A first aid kit
- A whistle to get help
- Dust mask
- Moist towelettes, garbage cans and plastic ties for sanitation
- A wrench or pliers for turning off busted pipes
- Maps
- A can opener for food
- And cellphone chargers



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**Reminder - It is the responsibility of each Lot Owner to assure that their current contact information is in the Property Manager's data base. That includes local and alternate mailing addresses, local and alternate telephone numbers, email addresses, home watch services, etc. This is important for notices to the entire community of important information like road closures, Estates newsletter and official notifications from the Association including Association Maintenance Fees.**

**You can do this on line at  
[http://igenaples.info/owner\\_info.htm](http://igenaples.info/owner_info.htm)**

**Quarterly Maintenance Fees - Coupon/Due Dates  
2018 Quarterly Payment due Jan 1, 2018 at the rate of \$498.00 per quarter.**

Statement/coupon about Dec 1, Payment due Jan 1;  
Statement/coupon about Mar 1, Payment due Apr 1;  
Statement/coupon about Jun 1, Payment due Jul 1;  
Statement/coupon about Sep 1, Payment due Oct 1.

**Quarterly Maintenance Fees** - Please include your Resident Number and your Account Number (Phase and Lot Number) on all check payments to preclude any delay in processing. Owners with multiple lots must indicate how they wish their payments applied by including the appropriate coupons with each check. The correct mailing address for IGEHOA Quarterly Maintenance Assessments is: Iberia Bank, P.O. Box 11203, Naples, FL 34101-1203.

**If you are using an automatic bill pay service, give them this address for mailing purposes and ask that they include your Account Number (Phase and Lot Number) on all payments.**

**Lot Owners can contact Sandcastle CM Accounting at 239-596-7200 if you need another coupon book or to discuss the coupon book process.**

**Future Board of Director Meetings** – BOD Meetings are held at the Island/Weybridge Clubhouse, 8:30 AM; BOD Meetings May 24 and Jun 28, 2018.

**Note: Contents of this newsletter are not official and only the approved minutes represent the Association.**

#### **IMPORTANT NUMBERS TO KEEP HANDY**

**Sheriff Non-Emergency----- 252-9300**  
**Domestic Animal Control----- 252-7387**  
**Humane Society Animal Shelter----- 643-1555**  
**Garbage / Waste Pick-up----- 252-2380**  
**Solid Waste Management----- 252-2508**  
**Code Enforcement----- 252-2440**  
**Comcast-----800-934-6489**  
**Naples Daily News Circulation Dept 263-4839**

**If you would like to advertise a service or product in the Estates Newsletter please contact: Tom Harruff  
239-591-8049, or e-mail to:  
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#### **RESIDENT CLASSIFIED ADS**

Imperial residents can place a classified ad in The Estates Newsletter to sell household items within Imperial Golf Estates at NO CHARGE.

Ads should be 4 lines or less.

Simply email your text ad to Greg at:

**[hierro@comcast.net](mailto:hierro@comcast.net)**

#### **FOR SALE:**

**Ladies Wilson iron golf clubs, 7 total with pink cart \$20. HP LA2405 24" computer monitor, bought 2010 like new \$20.  
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