

The News at Imperial Golf Estates

The Estates

DEC 2018
Issue 12/18

IMPERIAL GOLF ESTATES HOA INC.

IGEHOA Property Manager

Sandcastle Community Management
PM: James Kelly 596-7200
JamesK@SandcastleCM.com

Asst. PM: Beverly Florio 596-7200
BeverlyF@SandcastleCM.com

IGEHOA Website: www.igenaples.info

GIB GATEHOUSE

Voice Mail: 597-2005
GIB Gatehouse Fax: 597-1069

GIB Gatehouse Email:
Imperial@RamcoProtective.com

IGE Web Master: Mike Shields
mikeshieldssr@comcast.net

THE BOARD 2018

Pres. Vacant

V.P. **Scott Toth** 216-2907
sjtoth@gmail.com

Sect. **Martha Mugford** 269-6899
mugfordige@gmail.com

Treas. **Pat McCabe** 402-770-7975
pat@midwesttile.com

Dir. **Pat Keating** 414-217-5895
pwkeat@aol.com

Dir. **Nate Celauro** 917-751-9869
ncelauro@aol.com

Dir. **Chas Litow** 319-551-1218
hazardcoe@gmail.com

COMMITTEE CHAIRPERSONS:

ARB - **Scott Toth** 216-2907
sjtoth@gmail.com

Traffic Awareness
Patrick Keating 414-217-5895
pwkeat@aol.com

Entrada Ave-Back Gate
Nate Celauro 917-751-9869
ncelauro@aol.com

Beautification
Dir. **Chas Litow** 319-551-1218
hazardcoe@gmail.com

Infrastructure (Drainage and Roads)
Nate Celauro 917-751-9869
ncelauro@aol.com

Estates Newsletter
Mary Dargene 815-238-5661
marym821@gmail.com

Perimeter/Community Awareness
Patrick Keating 414-217-5895
pwkeat@aol.com

Violations-**Martha Mugford** 269-6899
mugfordige@gmail.com

ARB Committee Members: Chairman Scott Toth, Patrick Keating, and Steve Schroeder

IGE Superintendent:
Mark Thieme 227-9201

FOR YOUR INFORMATION:

Annual Members Meeting
February 4, 2019 7:00 PM
Imperial Golf Club Clubhouse

REMINDER: If you need a new gate decal or FOB, please call ahead to Sandcastle so they can have it ready for you. The offices are at 9150 Galleria Ct., Suite. 201.

COMCAST FIBER OPTIC CABLE REBUILD/INSTALLATION:

Rebuild: Comcast has started the fiber optic cable rebuild for the five other Condo/HOA associations that joined with IGEHOA in negotiating their new Bulk Cable TV and Bulk Internet contracts. They have begun a 6 – 8 month project to lay new fiber optic cable into all six communities.

Work has been initiated along the entrance boulevard and within IGEHOA south of the four way stop including along Regal Way. They will be digging bore pits approximately 50 feet apart in the utility easement along the street in front of your houses first installing conduit and then later the actual fiber optic cable. All grass removed to dig the bore pits will be returned once the bore pit is filled. It is recommended that you increase the watering time in the zones where they removed and replaced the sod. Notify Sandcastle if the sod does not live or if they damaged any other systems such as sprinklers. **It is the Comcast vendor's responsibility to return the disturbed areas to the previous condition.** Additional notifications will be emailed to notify you when the Comcast vendor will be digging along your street.

Fiber Optic to the Home Installation: Once the new fiber optic cable has been installed throughout all five Phases of IGEHOA and tested, **early next year**, we will be notifying our residents that you can call Comcast to schedule them to come to your home and install fiber optic cable to your home. The new fiber optic cable will be installed into your home to one cable outlet and a new modem will be part of that installation. The rest of the coaxial cabling in the house to other devices will remain. Most if not all of the other Comcast devices in your home will be upgraded as part of the fiber optic to the home installation.



Call to Order: The December 20, 2018 meeting was called to order at 8:30 AM by Vice President Scott Toth. The following board members were present: Nathan Celauro, Pat McCabe, Charlie Litow and Patrik Keating via phone, Martha Mugford, James Kelly, CAM Director representing Sandcastle Community Management and Mark Thieme, IGA Superintendent.

Review of Minutes: A motion was made by Mr. Toth and seconded by Mr. Litow to approve the November 29, 2018 board meeting minutes as presented. The motion was unanimously approved.

Proof of Notice/Quorum: 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 August 2018:

Balance Sheet

Assets:

Operating Cash	\$185,058
Reserves	\$486,586
Accts Receivable	\$12,526
Other Assets	\$27,338
Total Assets	\$711,508

Liabilities:

Current Liabilities	\$157,332
Reserves	\$486,589
Owners' Equity	\$67,590
Total Liabilities/Owner Equity	\$711,508



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	\$106,949
Difference	(\$3,659)

Income Statement: Actual income was lower than budgeted due to lower newsletter and sales/transfer fee income.

Expense:

Budgeted	\$110,604
Actual	\$111,612
Difference	(\$1,008)

Expense Statement: Actual expenses were slightly higher than budgeted. Building and grounds expense was less than budgeted but cable TV was higher than budgeted.

Treasurer's Comments:

No comments this month.
Treasurers Report was accepted by the Board.

President's Report: No report presented



GIB Report: The front entry renovation to include painting of the guard house, installing a new roof and pavers at the entry was completed.

Greater Imperial Board, Inc. Treasurers Summary Report for November 30, 2018 No Dec. GIB Meeting

Income and Expense Statement as of 11/30/18:

Total Operating Income: YTD Operating Income is \$311,312.31 over budget by \$8,414.44 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$309,422.15 over budget by \$6,519.16.

Net income is \$1,895.28 over budget. While gate access control YTD is over budget, Smart Pass expenses and other miscellaneous expenses are under budget, generating Net Income virtually even with the Year to Date Budget.

Balance Sheet Items as of 10/31/18:

1. Operations Checking Account: Cash for Operations \$6,475.82
2. Cash for Reserves Balance: \$425,717.95
3. Other Assets, incl. Acts Rec and Pre-paids \$2,976.92
4. Total Current Assets: \$435,170.69
5. Owner's Equity \$5,139.85
6. Current Liabilities \$4,312.89
7. Replacement Reserve Prior \$425,717.95
8. Total Equity \$435,170.69

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):

Started meetings with companies to obtain bids for road resurfacing and repair. Comcast project is on target. Anovus Corp. submitted their report for Zake's Lake which show oxygen level of 11.8, well above the acceptable level.



Superintendents Report: (Mark Thieme)

All drainage to be inspected, assessed and cleaned in January. Fence repair work began December 21.

IGE HOA residents only are authorized to use the Entrada Gate. Please remind your guests and vendors to use the 41 entrance.



Entrada Report: Gate locked remained in open position for a period of time, waiting for a replacement part.



Beautification Committee Report: (Director Litow): The committee recommends litigation for two property owners not in compliance.



Architectural Review Board Report: (Vice President, Scott Toth)

There were 23 approved requests, with none disapproved. Many of the request were still for roof and cage replacement from Hurricane Irma last year. There were no disapproved requests and none that are pending!

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.



Violations and Fining Committee: (Martha Mugford)

Rounds were made on December 8, 9 and 12, 2018. I would like to thank the property owners who responded and corrected violations that were noted by me when making the rounds. Being a good neighbor will benefit everyone who lives in our community. Violations included: moldy roofs, dead tree, driveway cleaning, wall mold and no pool barrier. REMEMBER, rounds are made monthly to apprise you of potential violations.



Community Manager's Report: No report.

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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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

IGE Real Estate Update



Current Activity as of December 31st, 2018 (Averages are for Year 2018)

Active Houses on the Market	16
Pending with Contingencies	0
Pending with No Contingencies	3
Closed Sales During 2018 from 1/1/18 - 12/31/18	29
Average 2018 Sales Price	\$655,388
Average 2018 Price Per Sq. Ft.	\$223.17
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

Source: From Naples MLS Provided by John R Wood Inc.



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2005 Lincoln Zephyr. 20,000 miles, tan in and out. Excellent condition. Asking \$8,000. You can contact me after January 1, 2019. 239-514-2021. Florida car.

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

Quarterly Maintenance Fees - Coupon/Due Dates
2019 Quarterly Payment due Jan 1, 2019 at the rate of \$599.64 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 Directors Meetings – Next BOD Meeting will be the Annual Members Meeting February 4, 2019 7:00 PM at the Imperial Golf Club Clubhouse.


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

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: tomharruff@comcast.net for rate and deadline information.

An Advertising Request Form will be sent to you for completion. We accept existing ads, business cards and photos. Submissions of existing art needs to be in jpg, tiff or pdf format, (300DPI, RGB or CMYK).

We can also design an ad for you. For submissions of art work and files or ad design and layout please email your information to:

Greg Hierro 592-7501 email: hierro@comcast.net



ADVERTISING REQUEST FORM

All Ads Are Full Color. Ads must be submitted as TIFF, JPG, or PDF Files. Original business cards and digital photos are also accepted. For an additional fee we can design an ad for you.
 Ad Design Fees: Business Card Size \$75, 1/4-Page \$100, 1/2-Page \$150.
 Send Files to **Greg Hierro, E-mail: hierro@comcast.net Tel: 239-592-7501**

Deadline: Ad files and requests must be in by the **Last Friday** of the month for publication in the following month. Please submit completed form and payment to:
Tom Harruff: E-mail: tomharruff@comcast.net Tel: 239-591-8049

Make check payable to: **Imperial Golf Estates HOA, Inc.**
 and mail to: Tom Harruff at: 1943 Empress Court, Naples, FL 34110

RATES:		
Business Card Size \$ 30		
Minimum 3 months	\$90	Months Run _____
11 Issues 10% discount	\$297	Months Run _____
1/4 Page Ad \$ 150		
2.5" x 7" or 3.5" x 4"		
Monthly Ad	\$150	Month Run _____
11 Issues 10% discount	\$1,485	Months Run _____
Paid Quarterly		
1/2 Page Ad \$ 250		
3.5" W x 9.5" H or 7.5" W x 5" H		
Monthly Ad	\$ 250	Month Run _____
11 Issues 10% discount	\$2,475	Months Run _____
Paid Quarterly		
Back Page - 1/2 Page Ad	\$275	Months Run _____
Full Page Ad - 8" x 10.5"	\$400	Months Run _____

I agree that the Board of Directors, IGEHOA, has the reserved right, without recourse, to accept or reject any proposed advertisement."

Advertiser's Signature _____ Date _____ Name of Business _____

\$ _____
 Total Enclosed, Check Number _____ E-mail Address _____ Phone _____

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

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