

The Estates

February 2018
Issue 02/18

IMPERIAL GOLF ESTATES HOA INC.

IGEHOA Property Manager

Sandcastle Community Management
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THE BOARD 2018

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Sect. **Martha Mugford** 269-6899
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Dir. **Nate Celauro** 917-751-9869
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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
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Entrada Ave-Back Gate
Nate Celauro 917-751-9869
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Beautification
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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

Reminders:

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.

Speed Limit on Boulevard from US41 to 4 way stop
Speed limit on the entrance Boulevard from 41 to the 4- way stop has been changed to 25MPH during construction of the new water main. Watch out for workers and equipment in the roadway. Drive slow!

Short Term Rentals: Our Declaration does not allow short term, less than one month, rentals. Use of web sites like Air BNB and VRBO to offer your home or rooms in your home for rent must meet the one month minimum in the Declaration and no more than 2 times a year. All leases must be submitted to the Property Manager's office for Board approval. Failure to do so can result in a fine of \$50.00 per day.

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.

Your 2018 quarterly assessment has increased by \$65 per quarter to \$498 per quarter including Bulk Internet services. The next quarterly assessment of \$498 is due Mar 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 under Access Control Form or by using www.gateaccess.net. Please do not try to schedule a delivery or work after hours, on Sunday or a Holiday!

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 or you can obtain a form from the Property Manger's office.



Call to Order: The Feb 22nd meeting was called to order at 8:30AM by Secretary Martha Mugford. The following board members were present: Pat McCabe, Nathan Celauro (by phone), Patrick Keating and Charlie Litow. Mark Thieme, IGE Superintendent and Beth McWilliams, CAM representing Sandcastle Community Management attended. There were seven owners in attendance. A motion was approved unanimously to appoint Nate Celauro, Pat McCabe and Martha Mugford to the board of directors for two year terms.

Review of Minutes: The Minutes from the Jan 25, 2018 meeting of the Board of Directors were presented to the Directors in advance of the meeting, reviewed, and were approved as presented. Approved minutes will be available on the IGEHOA Web Site

Director Appointments: None Presented, one Director vacancy remains.



IGEHOA Summary Treasurer's Report: (Treasurer Pat McCabe)

The following is select financial information for the IGEHOA for the month of January 2018:

Financials—As of 1-31-18:

Balance Sheet

Assets:

Operating Cash	\$268,907
Reserves	\$486,890
Accts Receivable	\$30,746
Other Assets	\$38,852
Total Assets	\$825,395

Liabilities:

Total Current Liabilities	\$303,397
Reserves	\$486,890
Owners' Equity	\$35,108
Total Liabilities/Owner Equity	\$825,395*

(*Numbers may not add due to rounding)

Treasurers Comments:

(Treasurer Pat McCabe)

Balance Sheet: IGEHOA has adequate cash on hand for our operating expenses and the financial health of the HOA is good.

Income and Expense Statements:

Income

Budgeted	\$110,609
Actual	\$109,179
Difference	-\$1,430

Income Statement: Actual income was less than budgeted due to lower newsletter income and transfer fees.

Expense:

Budgeted	\$110,604
Actual	\$98,079
Difference	-\$12,525

Actual expense was less than budgeted due to lower cable/ internet expense.

Expense Statement: Actual expense was less than budgeted due to lower cable/ internet expense.

Treasurer's Comments:

Actual landscape expense was less than budgeted, but was offset by continued hurricane expense cleaning up common areas.

Comcast has not yet began billing the HOA for increased services.

Therefore HOA equity increased over \$11,000 for this month.

Treasurers Report was accepted by the Board.

President's Report: No report presented



GIB Report:

No report presented.



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

The North Naples Middle School is erecting a chiller plant and tower. The board's concern is that the facility would store construction materials on a jurisdictional wetland. Nathan Celauro and Tom Harruff agreed to contact the school for clarification.

The Board approved a motion to fund \$800 to contract with Hole Montes to solicit bid and make a recommendation to the Board for a vendor to modify the Phase V Weir.



**Superintendents Report:
(Superintendent Mark Thieme)**

Drainage;

The 6 drain pipe project has been approved and will start in March. The Phase V drain cleaning should start along with the 6 pipes.

The 9 drain lids along with 4 boxes have been repaired.

Phase V weir project, Hole Montes is researching companies to build the new structure.

Hurricane Irma;

Sod replacement is almost finished.

The fallen trees in Cypress Preserve have been removed.

We have bought fuel storage tanks to hold fuel through future possible storms.

New Plantings:

The replacement Robellini have been planted by Cypress Park. The remaining plants are still on order.

Gate House;

So far, no incidents this month.

Cul-De-Sac Pavers;

The paver project has started. Irrigation has been disconnected.

Shop:

Cleanup and repairs are ongoing at the shop after 40 years of use

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

IGEHOA residents only are authorized to use the Entrada Gate.



**Entrada Report:
No report presented**



**Beautification Committee Report:
(Director Litow):
No report presented.**



**Architectural Review Board Report:
(Vice President Toth)**

13 requests were approved by the ARB in the period of Jan 24 to Feb 21, 2018. There was one disapproved request and no pending review. Most requests were for repair/replacement of Hurricane damage. 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)**

Speeding and potentially dangerous driving habits of some owners was discussed.



**Violations and Fining Committee:
(Director Mugford)**

Imperial Golf Estates is still recovering from hurricane Irma. Screens, cages, roofs, tree removal/trimming and landscaping are still being addressed by residents. It has been difficult to get contractors to bid/repair as they have been inundated with requests.

There were four properties sent to the fining committee with approval of the Board. The fining committee will be meeting in late February.



**Community Manager's Report:
PM McWilliams**

Entrada Gate and Community Violation Reports were presented.

A request was made to publish the following agency names and phone numbers in the monthly newsletter:

Collier County Code Enforcement	239-252-2440
Collier County Animal Control	239-252-7387
Non-Emergency Police	239-252-9300

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.



Marc Brandt
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This Months Featured Listing:



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IGE Real Estate Update

Current Activity as of February 28th 2018 (Averages are for Year 2018)

Active Houses on the Market	22
Pending with Contingencies	4
Pending with No Contingencies	1
Closed Sales During 2018 from 1/1/18 - 02/28/18	1
Average 2018 Sales Price	\$625,000
Average 2018 Price Per Sq. Ft.	\$265.57 built 2005 on golf course
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

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



Newsletter-Estates: A new advertiser was contracted. The board is soliciting volunteers to assist with writing the newsletter.



Perimeter Awareness:
Director Keating Speeding and potentially dangerous driving habits of some owners were discussed.

Traffic Awareness Report:

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

Unfinished Business:

Phase 5 Drainage weir upgrade is ongoing. The Comcast agreement has been signed at the direction of the Board and is at Comcast Corporate for their signature.

New Business:

A motion was approved to increase the credit limit of the Superintendent's association's credit card to \$4,000.00.

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**

WANTED TO RENT:

A garage bay in Imperial from April 30, 2018 until September 7, 2018. Vehicle will be on a battery tender, with non-driving (policy maintenance) insurance on it. If interested, we would like to speak with you about the rent. Please call 413-446-2682. Donna & Craig Fischer

Homeowner Comments: A question was asked about the work truck still parked in Phase V. Both Mr. Harruff and Ms. Mugford have talked to the owner. A resident discussed external modifications by his neighbor that were not approved by the ARB. Code Enforcement has been notified.

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
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 Mar 22, Apr 26, May 24, Jun 28, 2018.

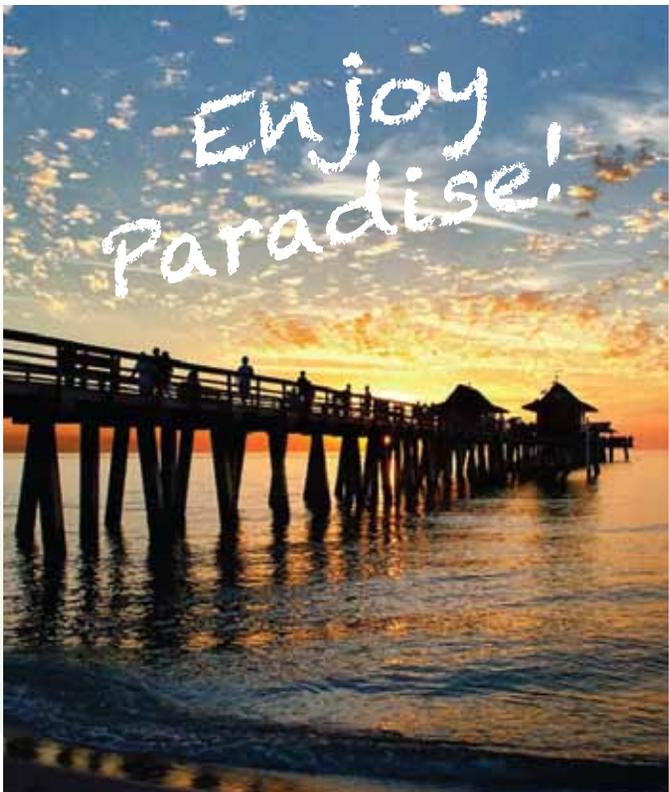
Note: Contents of this newsletter are not official and only the approved minutes represent the Association.

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

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
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Naples Daily News Circulation Dept	263-4839



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