

# The Estates

January 2018  
Issue 01/18

IMPERIAL GOLF ESTATES HOA INC.

## IGEHOA Property Manager

Sandcastle Community Management  
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## THE BOARD 2017

Pres. **Vacant**  
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Sect. **Martha Mugford** 331-2742  
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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  
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Entrada Ave-Back Gate  
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Beautification  
Dir. **Chas Litow** 319-551-1218  
[hazardcoe@gmail.com](mailto:hazardcoe@gmail.com)  
Infrastructure (Drainage and Roads)  
**Nate Celauro** 917-751-9869  
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Perimeter/Community Awareness  
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[pwkeat@aol.com](mailto:pwkeat@aol.com)  
Violations-**Martha Mugford** 331-2742  
[mugfordige@gmail.com](mailto: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 and the fourth quarter payment of \$433 was due Oct 1, 2017. The next quarterly assessment of \$498 is due Jan 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!

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 Jan 25, 2018 meeting was called to order at 8:30AM by President Tom Harruff. The following board members were present: Tom Harruff, Scott Toth, Martha Mugford, Pat McCabe, Patrick Keating, Charlie Litow and newly appointed Director Nathan Celauro. Mark Thieme, IGE Superintendent and Beth McWilliams, CAM representing Sandcastle Community Management attended. There were four 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 Dec 21, 2017 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



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

**Financials—As of 12-31-17:**

**Balance Sheet**

**Assets:**

Operating Cash	\$179,427
Reserves	\$442,576
Accts Receivable	\$10,176
Other Assets	\$8,847
<b>Total Assets</b>	<b>\$641,026</b>

**Liabilities:**

Total Current Liabilities	\$174,355
Reserves	\$442,576
Owners' Equity	\$24,095
<b>Total Liabilities/Owner Equity</b>	<b>\$641,026*</b>

(\*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	\$1,156,713
Actual	\$1,182,249
Difference	+\$25,536

**Income Statement:** Actual income was higher than budgeted in a variety of income categories.

**Expense:**

Budgeted	\$1,156,712
Actual	\$1,208,623
Difference	+\$51,911

**Expense Statement:** Actual expenses were higher than budgeted due to legal fees, utilities, additional insurance coverage and Hurricane Irma Expenses.

**Treasurer's Comments:**

We ended 2017 with expenses exceeding income by \$51,911 but still ended 2017 with equity on our balance sheet of \$24,095. There are additional Hurricane Irma Recovery costs to be expensed this year that were not considered when we established the 2018 budget. 2018 will be a tight year with the Board making hard decisions on what expenses to fund and what projects to delay to a subsequent year.

On Sunday, September 10 Hurricane Irma made a direct hit on Florida and slammed into Imperial Golf Estates. Many SW Florida communities suffered significant damage. Below is an expense breakdown of damage IGE suffered and future repairs/recovery known at this time:

**Through December 31, 2017:**

- \$26,250 for cutting and removing damaged and fallen trees from the perimeter and property fence lines.
- \$5724 for replacing damaged or destroyed street and traffic signs.
- \$3800 for clean-up in common areas.
- \$5097 for street and drain repairs and fuel for "Bertha", the HOA pump for Phase 5.
- \$800 for repair of well house and cameras at Entrada entrance.
- \$2132 for other misc. expenses for recovery

Total through December 31, 2017: \$43,803

**From January 1, 2018 to January 18, 2018:**

- \$8475 for grounds clean up.
- \$5204 for preliminary drainage pipe work at Phase 5.
- \$1255 for street repairs.

Total through 1-18-18: \$58,737

**Future Repairs and Recovery**

- Cost unknown at this time:
- Street repair including lids replacement, sidewalks and rebuild storm boxes.
- New sod.
- Six drainage pipe replacements.
- Phase 5 drainage pipe widening.
- Park landscaping.
- Tree replacement.

**Known cost at this time:**

- \$4200 Phase 5 drainage pipe clean out.
- Treasurers Report was accepted by the Board.

**President's Report:** President Tom Harruff  
My three topics will be our new Bulk Cable TV and Bulk Internet Agreements, Hurricane Irma, and our purchase of a warehouse building that we have been renting.

**Bulk Cable TV:** Our new Bulk Cable TV and Bulk Internet Agreements are currently at Comcast Corporate for their signature. We banded together with four other Imperial condo and HOA associations to put together a coalition of over 1,000 doors, 2/3s of Imperials over 1,500 doors. We jointly solicited proposals from, in alphabetical order, Comcast, Hot Wire, Lite Stream and Summit. All four responded with proposals including both Bulk Cable TV and Bulk Internet. While we only had a current agreement for Bulk Cable TV some of the other associations had agreements for both bulk services. All four bidders were visited and the group down selected to two for additional consideration and finally selected Comcast as the best value supplier. In November, we had a Town Hall meeting with Comcast and our contractor CSI where the details of the new agreement were presented. That briefing is posted on our web site for those who did not attend the Town Hall Meeting. The bottom line monthly per unit cost of this new agreement is \$46.00 for cable TV, \$33.50 for Internet, plus associated taxes and fees for a total per month, per unit of approximately \$84.00. The services will include Digital Preferred TV channels versus our current digital basic package, their new voice activated X-1 service with a whole house DVR, three companion boxes and one DTA for a total of up to five connections. Each home will be able to schedule Comcast for a free whole house compatibility check of your internal coaxial cabling as well as the installation of the new equipment and services. It is my understanding that Comcast will notify each household when and how the homeowner can schedule their installations which are scheduled to begin on April 1. The internet connection will be their Blast speed now at 100 Mbps. Later in 2018, starting in the third quarter, Comcast will be installing fiber optic cable in underground conduit to each house.

**Hurricane Irma:** Irma was a very significant event for most of us. Internal street flooding, home damage and landscape damage. Prior to Irma we had Tropical Storm Emily and another unnamed storm that each overwhelmed our drainage system. In preparation for Irma Mark and Dan Castaldini ran a test of the Phase 2 drainage system by opening the weir at Majestic. Within one day that lake was dropped 12 inches but Empress Lake only dropped 2 inches and Countess Lake dropped 3 inches. One issue that was highlighted was a single 24" drainage pipe on the East Golf Course that was restricting the flow of water from our storage lakes. We

have been working with the Golf Club and they are engineering a fix to that bottle neck that should be installed in May. Prior to Irma we opened the weirs and drained down as much water as we could from our storage lakes. Obviously, a direct hit by a Cat 3 or 4 hurricane exceeded the capacity of our drainage and storage systems resulting in flooded roads in Phase V and around Empress Lake. The Phase V issue is the current fixed 9" outflow orifice authorized by the SFWMD in that weir. Prior to Irma we asked the SFWMD for permission to install and run our pump to drain the Phase V system and lake in preparation for Irma but they turned us down. Fortunately, Collier County subsequently gave us permission to use the pump since their drainage system was the receiving system. Again, the amount of water from Irma flooded the streets in Phase V but we continued to pump around the weir. The SFWMD has recently approved a modification to our Phase V Surface Water Management Permit to increase the size of the outlet orifice from 9" to 18.5" and we will be modifying the Phase V weir prior to next rainy season.

**Purchase of a warehouse Building:** Since 1999 we have been renting half of a warehouse building located behind the Tennis Academy. The owner used the other half for storage of his personal property. We had asked the elderly owner to purchase the building or at least give us the right of first refusal if it were to be sold but never received any response to our offers. The Tennis Academy was also interested in purchasing the property. After the passing of the owner we were contacted by a realtor handling the sale of some of the estates real estate. The Board voted to make an offer for the property rather than moving our maintenance operations off site to another facility. Fortunately, our bid was accepted and we have purchased the building. Mark has been cleaning out the building and reconfiguring the space so that we will have more inside storage for our machinery and supplies. This was the first add to our Common Area that I am aware of since accepting the turnover from the developer of Phases 1 – 5.



**GIB Report:**  
No report presented.



**Infrastructure (Storm Water Management, Roads and Drainage):** Former Director, Dan Castaldini

We met with Collier County and the South Florida Water Management District as well as Hole Montes, our selected Water Management Engineering Company, and presented our views for improvements on both the Phase 5 Drainage System and our Drainage System for Phases 1 through 4.

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For Phase 5 we hired MRI Company to send cameras into all the Drainage Pipes and Catch Basins throughout Phase 5 to identify any/all obstructions. In the near future, they will return and remove any/all obstructions throughout the system. Our negotiations with the County and the South Florida Water Management District to enlarge the drainage opening at the discharge weir continue. We are hopeful that our request will be approved. If it is, a significant improvement of drainage issues throughout Phase 5 is expected. Stay tuned!

**The SFWMD approved on Jan 12, 2018 increasing the size of the outlet from the Phase V weir from 9” to 18.5”. A county permit is required to implement and has been approved. Bids are being solicited.**

Phases 1 through 4 have a more complex situation to overcome to improve their drainage problems! We must consider the wants and needs of the Golf Course which often conflict with the HOA wants and needs. All our drainage from our North Side passes through the Golf Course through a long series of drain pipes and lakes and returns to us at the Majestic Weir on the Southside of the East Golf Course and out to the County Drainage System to the Gulf. The trip for the drainage is long and slow and any progress to lower our flooding lakes on the North Side requires many hours to pass through this complex and inefficient system. This problem is exasperated greatly if/when any obstructions are encountered on the trip! The result is often a disagreement between the HOA and the Golf Club about when to begin or stop the process of draining. We need to start draining as early as possible to provide “room” for the expected rain so it won’t flood our streets. The Golf Club wants to keep their lakes as full as possible for esthetic purposes. These two opposing requirements have been the cause of many disagreements, from both sides, that will continue until significant improvements to the maintenance and operation of system can be made.

The system was designed and built in the 70’s before any construction of housing was built in Imperial and before any surrounding communities were constructed. There was little or no runoff to contend with compared to what we must contend with today. The result is a system that is failing and will only get worse unless significant improvements are initiated within the HOA and on the Golf Course!



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

I want to thank Dan Castaldini, director over

drainage and infrastructure and everything Entrada, and Tom Harruff president. Both walking knowledge bases of everything Imperial. We three have worked together over every project for many years. By one or the other or both, everything that was accomplished was accomplished through Dan and Tom's nonstop efforts. I will miss working with you both. This last year was a year of getting many projects ready for an as easy as possible turnover to the new board.

**Drainage;**

There are 6 drainage pipes up for board vote today. 5 for Empress and 1 on Countess Ct. We still have now 9 drain lids waiting for a schedule to install in February. The phase 5 drainage cleaning should start near the same time as the phase 2 pipe repairs.

**Hurricane Irma;**

We are not finished with the sod replacement, 1/2 to 2/3 still to finish. All cleanup has been completed and bills are in. Incredibly lower than imagined. We have been unable so far to hire a fence company. We will have to try a different approach. We have a proposal for the trees that we will be replacing, to be voted on today.

**Gate House;**

Christmas decorations are down. A number of residents this month have used the Entrada gate pulling a trailer. The sensors are not capable of reading a trailer, somehow they made it through by speeding. Only bar down this month, a vender trespassed on Sunday.

**Cul-De-Sac Pavers;**

Pavers are waiting for a February scheduling. Prior to the project we will be going to each cul-de-sac to disconnect and cap each water system.

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

**IGEHOA residents only are authorized to use the Entrada Gate.**



**Entrada Report:**

Former Director, Castaldini

Monday was my last official meeting for the Imperial Home Owners Association. However, I have agreed to make myself available, at the New Board's discretion, to complete the ongoing efforts to improve both the Phase 5 and Phase 2 Drainage Systems which both failed dramatically as a result of two major rain events and Hurricane IRMA that we endured in rapid succession, this past fall.

We have been attempting to improve both systems for years but have not been allowed by the District or County to implement any proposed changes until these incidents exposed our ability to control Flooding.

While I believe we have made progress in the past to improve our drainage system as much as has been allowed, IRMA and the two previous storms proved that much more work is required. We reopened negotiations with the County as well as South Florida Water Management, after the storms, in the effort to allow us to improve both of our drainage systems, to which they have agreed.

These efforts are what I have agreed to assist with in the coming months at the pleasure of the Board.

The Board discussed the drainage pipe repairs needed in Empress Park and work needed to clean pipes in Phase V.

The Board discussed and then approved two proposals from MRI for Empress drainage repair not to exceed \$36,000 as well as cleaning Phase 5 drainage pipes not to exceed \$4,016.



**Beautification Committee Report:  
(Director Litow):**

As a result of Irma, our focus from enhance and augment was modified to bring IGE back to its former self prior to IRMA. We have made progress, but plenty still needs to be done, so replacement in the common areas, fence repair, preserve clean up and tree replacement. The herb garden will be planted in the spring in Empress Park. Volunteers will cover the maintenance. An exact location is to be determined based on watering needs.

Once the water main is complete, we will determine a plan of action for the 4 way stop. Majestic has a leaning bush and a plan for another bench facing the woods. There is an abundance of wildlife in the trees. Cypress Preserve will be sprayed to kill the weeds within a couple of weeks and the dead and fallen trees will be removed in short order. Bismarck Park lost 4 trees. We hope trees will come back from the existing stumps. A new magnolia will be planted in Zach's Lake. Close to 50% of the sod in the common areas has been replaced since Irma. Our perimeter fence needs repairing. We have one bad spot. Overall, the damage is not very bad. We have started communications with our neighbors in Delasol in cleaning up their berm. We hope to make progress in the next 1-2 months. Other ideas will be circulated amongst the committee once we get past the

Irma clean up.

A motion was unanimously approved to have Jose Pineda, Inc. replace 8 trees near the school canal, not to exceed \$4,650. An owner requested that at some point to have all 24 trees replaced that were destroyed by the hurricane.



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

26 requests were approved by the ARB in the period of Dec 20 to Jan 23, 2018. One request is pending additional information. There were no disapproved requests. 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)**

We have a lot of roof damage in Imperial and a lot of tarps covering the damage. It is difficult to get a roofer and they have raised the prices considerably. We will have to set a target date for debris, cleanup of lawns and general maintenance. I only have one additional property for the fining committee and that is on 2203 Regal Way.

A motion was approved to refer the following properties: 1943 Imperial Golf Course Boulevard, 2203 Regal Way, 2257 Regal Way and 2213 Imperial Golf Course Boulevard to the fining committee.



**Community Manager's Report:  
(Asst. PM Florio for 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



# IGE Real Estate Update

## Current Activity as of January 31st 2018 (Averages are for Year 2018)

<b>Active Houses on the Market</b>	<b>20</b>
<b>Pending with Contingencies</b>	<b>0</b>
<b>Pending with No Contingencies</b>	<b>0</b>
<b>Closed Sales During 2018 from 1/1/18 - 1/31/18</b>	<b>1</b>
<b>Average 2018 Sales Price</b>	<b>\$625,000</b>
<b>Average 2018 Price Per Sq. Ft.</b>	<b>\$265.57 built 2005 on golf course</b>
<b>There Are No Distressed Sales in 2017</b>	
<b>IGE Residents:</b>	<b>Full Time 70%      Seasonal 30%</b>

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



**Perimeter Awareness:**  
**(Director Keating)**  
 No report.



**Newsletter-Estates:**  
**(President Harruff):**  
 No report.

**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 approval.

**New Business:**

Establishing an Infrastructure Committee was discussed. The infrastructure projects that are ongoing or upcoming are:

Phase 2 & 5 drainage, Abrahamson suit, North / South canal, Comcast fiber to home upgrade, 2018 Cul de Sac (12) removal of plantings, drainage repairs, Road Resurface Planning, Irma repairs and replacements.

The following 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 2017 Audit Related Party Questionnaire forms were distributed to the board members.

Director Tom Harruff's resignation was accepted. There will be an appreciation function scheduled in the near future



**Homeowner Comments** Mr. and Mrs. Hish, 2015 Imperial Golf Course Boulevard presented a request for a setback variance. The Hish's are to submit a letter to the ARB regarding the setback variance request. Document revisions and amendments were discussed.

**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 Feb 22, Mar 22, Apr 26, May 24, 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-----432-9277  
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: 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**

#### 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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**Imperial Golf Estates - 2009 Imperial Golf Course Blvd**

4BR+Den/3BA | Listed at \$669,000

Fabulous southern lake views on large lot. Remodeled kitchen has soft-closing cabinets and is open to the oversized great room!

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NAPLES, FL

**Imperial Golf Estates HOA, Inc.**  
C/o: Sandcastle Community Management  
9150 Galleria Ct, Ste. 201  
Naples, FL 34109