

The News at Imperial Golf Estates

The Estates

JUNE 2018
Issue 06/18

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

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 Jul 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!

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

IMPORTANT REMINDER:

Homeowners with pool enclosures damaged by Hurricane Irma need to install a temporary barrier until permanently fixed. State building codes require residential pools to have barriers of safety and the requirement is enforced by the Collier County Code Enforcement.

If your home, driveway and curb are stained from your sprinkler system, it is your responsibility to clean it or have it cleaned. There are many products and filters available in the stores for this project.

Unleashed dogs should be reported to Collier County Domestic Animal Services at (239) 252-PETS. Unleashed dogs are a violation of our HOA Declaration and Collier County Code. Please note the date and time when reporting.

IGE **Call to Order:** The June 28, 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, Martha Muggford, Charlie Litow and Patrick Keating via phone. James Kelly, CAM Director representing Sandcastle Community Management and Mark Thieme, IGE Superintendent were also present.

Review of Minutes: A motion was made by Mr. Celauro and seconded by Mr. McCabe to approve the May 24, 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 May 2018:

Balance Sheet

Assets:	
Operating Cash	\$262,056
Reserves	\$313,615
Accts Receivable	\$7,614
Other Assets	\$20,271
Total Assets	\$603,656
Liabilities:	
Total Current Liabilities	\$194,928
Reserves	\$313,615
Owner's Equity	\$95,913
Total Liabilities/Owner Equity	\$603.656

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	\$112,381
Difference	\$1,773

Income Statement: Actual income exceeded budgeted income due to additional newsletter income.

Expense:	
Budgeted	\$110,604
Actual	\$106,672
Difference	\$3,932

Expense Statement: Actual expenses were lower than budgeted due to lower building and grounds expense.

Treasurer's Comments:

The HOA spent \$1,600 this month on hurricane recovery. Fencing repair expense from hurricane damage will be coming shortly. The HOA continues to have low delinquency on payment of dues. Cost of necessary repair/replacement of street paving will be reviewed soon.

Treasurers Report was accepted by the Board.

President's Report: No report presented.

GIB **GIB Report:** Treasurers Summary Report for May 31, 2018 - May GIB Meeting 6/28/18


Income and Expense Statement as of 5/31/18:
Total Operating Income: YTD Operating Income is \$144,312.05 - over budget by \$6631.20 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$138,933.68 - over budget by \$1,217.23. Net income is \$5,413.97, over budget. While gate access control YTD is over budget, Smart Pass expenses and other miscellaneous expenses are under budget. We are still tracking to our annual budget estimate.

- Balance Sheet Items as of 5/31/18:**
1. Operations Checking Account: Cash for Operations \$5,208.14
 2. Cash for Reserves Balance: \$456,555.50
 3. Other Assets, incl. Acts Rec and Pre-paids \$11,433.83
 4. Total Current Assets: \$473,197.47
 5. Owner's Equity \$8,628.06
 6. Current Liabilities \$8,013.91
 7. Replacement Reserve Prior \$456,555.50
 8. Total Equity \$476,197.47


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):**
A brief discussion was held in regards to the repair work on the middle school property.

 **Superintendents Report: (Mark Thieme)**
All drainage projects are complete. Most of the seasonal flowers are in. Old Mexican Petunias in Princess Park have been sprayed to kill their roots to prevent the continue growth of new plantings. Pavers in the cul-de-sacs are being sanded. The palm trimming has started.

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

 **Entrada Report:**
No report.


 **Beautification Committee Report: (Director Litow):** The committee approved \$32,000 in new plantings.

 **Architectural Review Board Report: (Vice President, Scott Toth)**
Fifteen requests were approved by the ARB in June which included work for: painting, window replacement, generators, and POD's. There is one request pending and no disapproved requests. 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:**
No report presented.

 **Violations and Fining Committee: (Martha Mugford)** Rounds were made on May 26, June, 3, 16 and 24. The majority of the violations were for roof cleaning. A few violations were for stains on driveway, curb and house from sprinklers. The committee would recommend following through with violation and fines. A violation log will be presented to the board for tracking and future reference.

I would like to thank the property owners who responded and corrected the violations that were noted by me when making rounds. Being a good neighbor will benefit everyone who lives in our community. If you are headed out of Florida, please have a safe summer and we will see you when you return. Make sure that any items on your property that have the potential of being a missile during a storm are stored away.

 **Community Manager's Report:** An Estrada Gate Violation Report as well as a Community Violation Report were presented.

 **Newsletter-Estates:** No report.

 **Perimeter Awareness:** No report.

Unfinished Business: No report.

New Business: Superintendent Thieme presented the board with a proposal for perimeter fence repair from Rapp Fence. A motion was made and was unanimously approved.

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
Broker Associate
Waterfront Realty Group, Inc.
Imperial Resident/Specialist
563-508-7134

Featured Listing:



2249 Imperial Golf Course Blvd.
 New AC, Roof, Hurricane Shutters,
 Impact Windows and Appliances. Ready to sell!



2047 Imperial Circle

Waterfront
 Realty Group

1395 3rd St. S., Naples, FL 34102

Designations: **REALTOR**,
CLHMS (Certified Luxury Home Marketing Specialist),
SRES (Senior Real Estate Specialist),
GRI (Graduate, Realtor Institute),
CNE (Certified Negotiation Expert)

Check in with me on Facebook, Twitter, Pinterest,
 Instagram, LinkedIn, Google+
 and search for any property on my site:
www.MSKProperties.US

THE PAPPAS-BURBACK TEAM

Direct: (239) 404-4900
 e-fax: (866) 813-6017
 Debbie@Pappas-Burback.com
 NaplesBonitaEsterHomes.com

Debra Pappas-Burback, PA, Realtor®

MVP
 REALTY

4851 Tamiami Trail N #200, Naples, FL 34103

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

WILLIAM RAVEIS
 REAL ESTATE

SCOTT TOTH

Turning Transactions Into Relationships

REALTOR®
 239.216.2907
 scott.toth@raveis.com | scotttoth.com

5150 Tamiami Trail North | Suite 400 | Naples | FL 34103

Imperial Pressure Cleaning LLC
 LICENSSED AND INSURED

Specializing in:
 Driveways
 Sidewalks
 Houses
 Pool Cages
 Pool Decks
 Pavers
 Fences

(239) 287-3725

Tyler Green
 TylerGreen0425@gmail.com
 4204 Nevada St.
 Ave Maria FL 34142-5027

Residential And Commercial

TRAIL
 Cafe AND Grill

12820 Tamiami Trail N., Suite 6, Naples, FL 34110

239.598.2480
trailcafenaples.com

The best home cooked food on the trail!

Planning to build or remodel in Naples?
Trust in the integrity, craftsmanship
and artistry of our professional team.



Christina & Rodney Moulder
Kitchen and Bath Designers
State Licensed General Contractor



Let Royal Constructors Help • We Specialize In Remodeling, Kitchens & Bathrooms.
Call Rodney at 239-537-4489 • Naples, Florida • License# CBC 1255700
www.royalconstructorsofnaples.com

Thinking of Remodeling?

Visit our showroom only 10 minutes north in the Highlands Center!

KITCHENS BY
Ambiance
AFFORDABLE LUXURY SINCE 1989

26701 S. Tamiami Trail, #3
Bonita Springs, Florida 34134
TEL: (239) 489-0018 FAX: (239) 489-0427
www.KitchensByAmbiance.com



Ne Ne's
KITCHEN

Bob Natale

975 Pineridge Road, Naples, FL 34108 • 239-260-1216
297 N Collier Blvd • Marco Island, FL 34145 • 239-394-3854



NAPLES & BONITA
Home Watch, LLC
Gary Alfonso

239.598.4663
gary@naples-bonitahomewatch.com

P.O. Box 487
Bonita Springs, FL 34133



Fix-It-Fast
"Pool Cage Mechanic"

NO JOB TOO SMALL!

Complete Re-Screens
Screen Doors and Hardware Installed
Rusted Anchors and Screws Replaced

Dan Green
1836 Imperial Golf Course Blvd.
Naples, FL 34110

Mobile 239.398.7835
FixItFastScreen@yahoo.com



IGE Real Estate Update

Current Activity as of June 30th 2018 (Averages are for Year 2018)

Active Houses on the Market	21
Pending with Contingencies	3
Pending with No Contingencies	2
Closed Sales During 2018 from 1/1/18 - 06/30/18	12
Average 2018 Sales Price	\$613,000
Average 2018 Price Per Sq. Ft.	\$239.31
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

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



Your Roofing Expert

Bill Faudel
Project Manager

bill.faudel@KSIMON.com
 c (847) 321-1950
 o (239) 217-6162
 150 Aviation Dr S #201
 Naples, Florida 34104
www.KSIMON.com

888-NOW-ROOF

FLORIDA

Naples • Tampa
 Orlando • Daytona Beach
 Boca Raton • Ft Lauderdale

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



Questions?

Free counseling about senior living facilities in Collier County & surrounding areas.



Suzanne Hawley
Margaret Holt

HAWLEY-HOLT
Senior Living Advisors

info.HawleyHolt@gmail.com
239-290-0726



FOR SALE
BOSCH MICROWAVE, Over Range.
Stainless Steel. Perfect Condition.
3 Years Old. 1000 Watts. \$200.
Call Robin @ 609-902-5450

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 Oct. 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 – Next BOD Meeting will be held at the Island/Weybridge Clubhouse, 8:30 AM on August 23, 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



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 Paid Quarterly	\$1,485	Months Run _____
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 Paid Quarterly	\$2,475	Months Run _____
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

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

the
FROST
TEAM
the wise choice



Debbie Frost
 REALTOR®

239.250.8701
 Deb@DebFrost.com
 www.DebFrost.com



Imperial Golf Estates - 1901 Princess Court

3BR+Den/2.5BA | 3,055 SqFt Living | Listed at \$595,000

Wonderful custom home with lots of walls of glass, Zen gardens and gorgeous flooring.
 Open & spacious with newer kitchen, SS appliances and long breakfast bar.

PRRST STD
 US POSTAGE
 PAID
 PERMIT 524
 NAPLES, FL

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