

The News at Imperial Golf Estates

# The Estates

March 2018  
Issue 03/18

IMPERIAL GOLF ESTATES HOA INC.

## IGEHOA Property Manager

Sandcastle Community Management

**PM: Beth McWilliams** 596-7200

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**Asst. PM: Beverly Florio** 596-7200

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

## GIB GATEHOUSE

Voice Mail: 597-2005

GIB Gatehouse Fax: 597-1069

GIB Gatehouse Email:

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**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

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

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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

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Beautification

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

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Infrastructure (Drainage and Roads)

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Estates Newsletter

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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 Manager's office.



**Call to Order:** The March 22nd meeting was called to order at 8:30 AM by Vice President Scott Toth. The following board members were present: Margaret Mugford, Nathan Celauro, Patrick Keating and Charlie Litow. Mark Thieme, IGE Superintendent and Beth McWilliams and Beverly Florio, CAM representing Sandcastle Community Management attended. There were five owners in attendance.

**Review of Minutes:** The Minutes from the February 22, 2018 meeting of the Board of Directors were presented and were approved as presented. Approved minutes will be available on the IGEHOA Web Site.



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

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

#### **Balance Sheet**

##### **Assets:**

Operating Cash	\$253,655
Reserves	\$484,474
Accts Receivable	\$5,895
Other Assets	\$21,585
<b>Total Assets</b>	<b>\$765,609</b>

##### **Liabilities:**

Total Current Liabilities	\$227,310
Reserves	\$477,424
Owners' Equity	\$60,875
<b>Total Liabilities/Owner Equity</b>	<b>\$765,609</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	\$116,073
Difference	\$5,464

**Income Statement:** Actual income was slightly greater than budgeted due to legal fees charged to delinquent owners.

##### **Expense:**

Budgeted	\$110,604
Actual	\$90,620
Difference	-\$19,984

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

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

#### **Treasurer's Comments:**

Additional income from legal fees is an accounting

entry for now.

Actual receipt of payments is still not for sure.

Currently, there are only \$7,068 of uncollected fees and collection costs charge to delinquent owners, a very low amount compared to the total income of the HOA.

The HOA continues to collect additional Comcast fees in anticipation of Comcast beginning work.

Building and grounds was over by \$4,500 and hurricane recovery was \$4,100.

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



**Phase 2 Empress Court Drainage Project**



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 6 drain pipe project is underway. The job changed from an easy repair to a replacement project. The Phase V drain cleaning has finished. Phase V weir project, a construction company will have been chosen by printing time and soon underway.

**Hurricane Irma;**

Sod replacement is almost finished. Approximately 40 pine trees killed off by Irma have been removed.

**New Plantings:**

The wing wall plants damaged by Irma have been replaced. New summer annuals need to be chosen and ordered.

**Gate House;**

A new (replacement) camera was installed on the Estrada gate house.

**Cul-De-Sac Pavers;**

The paver project is half way completed.

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



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

The Empress herb garden has been postponed.



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

29 requests were approved by the ARB in the period of Feb. 22 to Mar. 20, 2018. 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](http://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](mailto: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 Mugford)**

Damage by Irma to screens, cages, roofs, and landscaping are still being addressed by residents. There was one property sent to the fining committee with approval of the Board.



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

Entrada Gate and Community Violation Reports were presented.

# 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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Waterfront Realty Group, Inc.  
Imperial Resident/Specialist  
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## Featured Listing:



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# IGE Real Estate Update

**Current Activity as of March 31st 2018 (Averages are for Year 2018)**

<b>Active Houses on the Market</b>	<b>23</b>
<b>Pending with Contingencies</b>	<b>0</b>
<b>Pending with No Contingencies</b>	<b>2</b>
<b>Closed Sales During 2018 from 1/1/18 - 03/31/18</b>	<b>5</b>
<b>Average 2018 Sales Price</b>	<b>\$620,800</b>
<b>Average 2018 Price Per Sq. Ft.</b>	<b>\$236</b>
<b>There Are No Distressed Sales in 2018</b>	
<b>IGE Residents:</b>	<b>Full Time 70%      Seasonal 30%</b>

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



**Newsletter-Estates:** - Several volunteers attended the meeting willing to assist with the writing of the newsletter. The newsletter format editor, Greg Hierro will assist with the newsletter.



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

#### **Unfinished Business:**

Phase 5 Drainage weir upgrade was completed. The Comcast agreement has been signed at the direction of the Board and is at Comcast Corporate for their signature. Bulk Cable TV and Internet services installation under the new agreement is scheduled to begin April 2nd.

#### **New Business:**

A motion was made and approved for lake erosion mitigation to be paid by the property owner.

**Phase 5, Drainage weir upgrade completed. Now widened to 18-1/2" from 9"**



**This will significantly alleviate the street flooding we had in phase 5 during last year's storm season.**



**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 Apr 26, May 24, 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:  
[tomharruff@comcast.net](mailto:tomharruff@comcast.net)**

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**Greg Hierro 592-7501 email:  
[hierro@comcast.net](mailto: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](mailto:hierro@comcast.net)**

#### **FOR SALE:**

**Instant gym-woman's Huffly Tiempo 10 speed bike, new gel seat, Radmag attach. for stationary conversion. Horizon T605 treadmill-personal programs, sloping mode-folds for storage. All items in great condition-all 3 items-\$300.  
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