

The News at Imperial Golf Estates

The Estates

SEP 2018
Issue 09/18

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:

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, **late this 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 September 27, 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, Patrick Keating, Martha Mugford via phone, James Kelly, CAM Director representing Sandcastle Community Management and Mark Thieme, IGA Superintendent were also present.

Review of Minutes: A motion was made by Mr. Celauro and seconded by Mr. Toth to approve the August 16, 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	\$228,935
Reserves	\$470,519
Accts Receivable	\$12,175
Other Assets	\$20,717
Total Assets	\$732,346

Liabilities:

Current Liabilities	\$174,430
Reserves	\$470,519
Owners' Equity	\$87,397
Total Liabilities/Owner Equity	\$732,346

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	\$115,624
Difference	\$5,015

Income Statement: Actual income exceeded budgeted income due to legal fees charged to delinquent owners.

Expense:

Budgeted	\$110,604
Actual	\$109,555
Difference	\$1,049

Expense Statement: Actual expense was slightly less than budgeted. Building and ground maintenance expense was significantly lower than budgeted, but was offset by higher than budgeted Comcast fees.

Treasurer's Comments:

Your board will deliberate, at this month's meeting, moving the reserve funds from bank CD's to U.S. Treasury Investments with Private Capital Management. Jeff Fortier of our community is a managing director at the firm.

Next month your Board will begin deliberations on the 2019 budget. It is anticipated that there will be increases in the budget for:

1. GIB Dues
2. Comcast Fees
3. Inflation
4. Sandcastle Fees
5. Reserves

Treasurers Report was accepted by the Board.

President's Report: No report presented

GIB Report: The GIB will be voting on the front entry renovations to include painting of the guard house, installing a new roof and pavers at the entry. The GIB will be delaying the road resurfacing project until 2020.



Greater Imperial Board, Inc.

Treasurers Summary Report for August 31, 2018 GIB Meeting 9/26/18

Income and Expense Statement as of 8/31/18:

Total Operating Income: YTD Operating Income is \$226,943.03 over budget by \$6,653.67 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$232,034.74- over budget by \$11,725.02. Net income is \$5,071.35 under budget. While gate access control YTD is over budget, Smart Pass expenses and other miscellaneous expenses are under budget. We are still sticking to our annual budget estimate.

Balance Sheet Items as of 8/31/18:

1. Operations Checking Account: Cash for Operations: \$1,651.79
2. Cash for Reserves Balance: \$453,099.98
3. Other Assets, incl. Acts Rec and Pre-pays: \$3,366.48
4. Total Current Assets: \$458,118.25
5. Owner's Equity: (\$1,842.02)
6. Current Liabilities: \$6,860.29
7. Replacement Reserve Prior: \$453,099.98
8. Total Equity: \$458,118.25

We have adequate cash on hand to meet our monthly bills.

Martha Meyers, GIB Treasurer

H - 239-431-7434

C - 612-819-0914

lylehaven@aol.com



Infrastructure (Storm Water Management, Roads and Drainage):

A brief discussion was held in regards to FPL LED street light conversion with clarification. More research needed.



Superintendents Report: (Mark Thieme)

Drainage: Two storm lids are ordered with one box to be replaced.

Princess Park: The well system has failed and has been replaced. Irrigation is being moved from curbside inward. The fifteen year old

Mexican Petunias have been replaced with Katie Ruellia.

Fence Repair: Will begin October 1.

IGE HOA residents only are authorized to use the Entrada Gate. Please remind you guests and ven-dors to use the 41 entrance.



Entrada Report: One claim of vehicle damage has been paid.



Beautification Committee Report: (Director Litow):

The committee will investigate the cost for litigation for one property owner not in compliance.



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

Twenty five requests were approved by the ARB from August 28 to September 26, 2018. The majority of requests were for replacements for roofs, windows and pool cages. There was one request for new construction.

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"**

For a copy from Sandcastle Community Management, 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) No report.



Community Manager's Report:

Five new violation letters have been sent to owners. The 2019 budget process will begin.

New Business: A brief discussion was held with regards to the 2019 budget. Two pond residents discussed that the lake fountains are not in working order. Further discussion was requested.

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



Condo's, Villas, Single family homes - residential or commercial investment properties. Let's talk about YOUR real estate needs.



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
NaplesBonitaEsteroHomes.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
Residential And Commercial

(239) 287-3725

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

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



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



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 September 30th, 2018 (Averages are for Year 2018)

Active Houses on the Market	17
Pending with Contingencies	3
Pending with No Contingencies	0
Closed Sales During 2018 from 1/1/18 - 09/30/18	18
Average 2018 Sales Price	\$592,111
Average 2018 Price Per Sq. Ft.	\$224.67
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

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

FOR SALE

3 counter height swivel stools - heavy dark wood - padded and upholstered, like new. Cost \$225 each.
Asking \$85 each.

Solid oak, drop leaf dinette table & 2 matching chairs. Cost \$285.
Asking \$125.

4 aluminum folding cots with 3 inch pads. Great for kids. Asking \$15 each.
Call 239-596-3039

FOR SALE

2004 Corolla S
131K Miles/ Cold air/ Runs great
\$4,000 Call 239-248-4752

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



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 – Next BOD Meeting will be held at the Island/Weybridge Clubhouse, 8:30 AM on October 25, 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

Imperial Golf Estates, HOA **The Estates Newsletter Advertising Rates**

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

the
FROST
TEAM
the wise choice



Debbie Frost
REALTOR®

239.250.8701
Deb@DebFrost.com
www.DebFrost.com



Imperial Golf Estates - 2202 Imperial Golf Course Blvd

5BR/3BA | 3,132 SqFt Living | Listed at \$699,000

Wonderful large home with expansive golf views. Heated pool & spa, large covered lanai is perfect outdoor space. Home is completely updated and has a new roof!

PRSRT 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