

The News at Imperial Golf Estates

The Estates

AUGUST 2018
Issue 08/18

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

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Infrastructure (Drainage and Roads)

Nate Celauro 917-751-9869

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Estates Newsletter

Mary Dargene 815-238-5661

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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

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 Oct 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 Manager's office.

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., Ste. 201.

Questions Regarding the Collier County Sheriff's Office

1. If a situation is observed that requires a police response, CCSO should be called first and immediately (Emergency – 911, Non-emergency – 239 252 9300).

2. If there is an active investigation being conducted by CCSO for burglaries, fraud, theft, etc., it is the policy of CCSO to not divulge information until that investigation is closed.

3. In a situation that represents imminent danger, for example an active shooting, CCSO will provide information through its canvassing process.

4. There is an agreement in place regarding traffic matters giving CCSO authority and responsibility for enforcement.

5. The CCSO provides a considerable amount of public information on its twitter or face book accounts.



Call to Order: The August 16, 2018 meeting was called to order at 8:30 AM by Vice President Scott Toth. The following board members were present: Nathan Celauro, Charlie Litow and Patrik Keating 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 June 28, 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 June 2018:

Balance Sheet: Assets:

Operating Cash	\$250,540
Reserves	\$358,716
Accts Receivable	\$3,023
Other Assets	\$3,170
Total Assets	\$615,458

Liabilities:

Current Liabilities	\$210,930
Reserves	\$313,646
Owners' Equity	\$90,883
Total Liabilities/Owner Equity	\$615,459

*Difference due to rounding

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	\$114,413
Difference	\$3,804

Income Statement: Actual income exceeded budgeted income largely due to transfer fees on sale of homes.

Expense:

Budgeted	\$110,604
Actual	\$118,644
Difference	\$8,040

Expense Statement: Actual expenses exceeded budgeted expense largely due to higher cable tv and electricity bills.

Treasurer's Comments:

The IGE HOA Board does not meet in July. This report will be submitted at the August meeting. 2019 budget increases can be expected for cable TV GIB and inflation expenses. YTD actual expense is lower than budget expense by \$47,960. YTD actual income is higher than budgeted income by \$15,738.

The following is select financial information for the IGE HOA for the month of July 2018.

Balance Sheet: Assets:

Operating Cash	\$302,895
Reserves	\$357,653
Accts Receivable	\$17,253
Other Assets	\$33,259
Total Assets	\$711,060

Liabilities

Current Liabilities	\$272,078
Reserves	\$357,653
Owner's Equity	\$81,329
Total Liabilities	\$711,060

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	\$106,373
Difference	\$4,236

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

Expense:

Budgeted	\$110,604
Actual	\$70,857
Difference	\$39,747

Actual expense was less than budgeted expense due to an accounting entry for contingencies.

Treasurer's Comments:

\$45,070 was taken from the monthly expense account to pay for drainage work in the HOA. The funds for this work should have come from the reserves account. It was therefore credited back to the expense account in an accounting entry. Excluding this accounting entry actual monthly expense was \$115,927. This amount is higher than budgeted due to higher building and maintenance and cable tv expense.

Treasurers Report was accepted by the Board.

President's Report: No report presented



GIB Report: Treasurers Summary Report for June 30, 2018 - May GIB Meeting 7/26/18

Income and Expense Statement as of 6/30/18:

Total Operating Income: YTD Operating Income is \$171,592.36- over budget by \$6,375.34 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$169,795.95- over budget by \$4,548.41. Net income is \$1,826.93 over 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 6/30/18:

1. Operations Checking Account: Cash for Operations \$8,955.93
2. Cash for Reserves Balance: \$457,930.81
3. Other Assets, incl. Acts Rec and Pre-pays \$4,401.38
4. Total Current Assets: \$473,404.12
5. Owner's Equity \$5,046.10
6. Current Liabilities \$10,427.21
7. Replacement Reserve Prior \$457,930.81
8. Total Equity \$473,404.12

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 FPL LED street light conversion with clarification and more research needed.



Superintendents Report: (Mark Thieme)

Drainage: Sod has been installed over the drainage work at Empress Park, thus completing the project. Two drain boxes were replaced along IGCB.

New Plantings: New plantings were installed at Princess Park. The park wells were treated for rust and sidewalks cleaned and sealed.

Fence Repair: Will begin October 1.

Trimming: The palm tree trimming is almost complete and the next phase of trimming will be clearing the fence.

IGE HOA residents only are authorized to use the Entrada Gate. Please remind your guests and vendors to use the 41 entrance.



Entrada Report: One claim of vehicle damage.



Beautification Committee Report:

(Director Litow): The committee will investigate the cost for litigation for three property owners not in compliance.



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

Thirty six requests were approved by the ARB from June 28 to August 27, 2018: two requests pending further review and no disapproved requests.

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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IGE Real Estate Update

Current Activity as of July 31st, 2018 (Averages are for Year 2018)

Active Houses on the Market	18
Pending with Contingencies	1
Pending with No Contingencies	1
Closed Sales During 2018 from 1/1/18 - 07/31/18	15
Average 2018 Sales Price	\$587,867
Average 2018 Price Per Sq. Ft.	\$230.70
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

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

Roof replacements accounted for the majority of the 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 obtain 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.



Violations and Fining Committee:
(Martha Mugford) No report.



Community Manager's Report: An Entrada Gate Violation Report as well as a Community Violation Report were presented. Management and the board would like to have a yearly review of management and the property manager.

New Business: The board invited Private Capital Management to give a brief overview of Treasury bonds verse CD's.

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Questions?

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

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Senior Living Advisors

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 September 27, 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

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

FOR SALE

**Pioneer Elite Audio/Video
Multi-Channel Receiver –VSX 32**

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IMPORTANT NUMBERS TO KEEP HANDY

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Domestic Animal Control----- 252-7387
Humane Society Animal Shelter----- 643-1555
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