

The Estates

APR 2019
Issue 04/19

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 Email:

Imperial@RamcoProtective.com

IGE Web Master: Mike Shields

mikeshieldsr@comcast.net

THE BOARD 2019

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

hazardcoe@gmail.com

Dir. **Martha Mugford** 269-6899

mugfordige@gmail.com

Dir. **Pat McCabe** 402-770-7975

pat@midwesttile.com

Dir. **Nate Celauro** 917-751-9869

ncelauro@aol.com

Dir. **Gale Schwartz** 776-0878

wndanh20@aol.com

Dir. **John Mickelson** 651-470-2911

[\(mickthecop@aol.com\)](mailto:(mickthecop@aol.com))

Dir. **David Krause** 847-791-1941

[\(dskrause23@hotmail.com\)](mailto:(dskrause23@hotmail.com))

COMMITTEE CHAIRPERSONS:

ARB

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wndanh20@aol.com

ENTRADA AVE-BACK GATE

Nate Celauro 917-751-9869

ncelauro@aol.com

BEAUTIFICATION

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ESTATES NEWSLETTER

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PERIMETER/COMMUNITY AWARENESS

John Mickelson 651-470-2911

[\(mickthecop@aol.com\)](mailto:(mickthecop@aol.com))

VIOLATIONS

Martha Mugford 269-6899

mugfordige@gmail.com

IGE Superintendent:

Mark Thieme 227-9201

REMINDER: 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.



Call to Order: The April 25, 2019 meeting was called to order at 8:30 AM by Charlie Litow. The following board members were present: Nathan Celauro, Martha Mugford, Gale Swartz, David Krause, Pat McCabe, and John Mickelson. James Kelly, CAM Director representing Sandcastle Community Management and Mark Thieme, IGA Superintendent.

Review of Minutes: A motion was made by Mr. Krause and seconded by Mrs. Mugford to approve the February 28, 2019 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: February 2019 Financials: Balance Sheet

Assets

Cash	\$231,343
Reserves	\$483,549
Accts Rec.	\$25,685
Other	\$50,487

Total \$791,064

***difference due to rounding**

Liabilities and Equity

Current Liab.	\$226,577
Reserves	\$483,549
Equity	\$75,121
Equity gain/loss	\$5,816

\$791,063*

Monthly Income and Expense

Income

Budgeted	\$130,277
Actual	\$129,127

Difference: (\$1,100) Actual income was slightly lower than budgeted due to lower sales/transfer fees.

Expense

Budgeted	\$130,227
Actual	\$125,271

Difference: \$4,956 Actual expenses lower then budgeted due to lower ground maintenance.

March 2019 Financials Balance Sheet

Assets

Cash	\$234,138
Reserves	\$584,872
Accts. Rec.	\$14,244
Other	\$15,063

Total **\$848,417**

Liabilities and Equity

Current Liab.	\$176,773
Reserves	\$584,872
Equity	\$74,125
Equity gain/loss	\$12,647

Total **\$848,417**

The financial position of the HOA is good and has adequate cash to meet its needs.

Monthly Income and Expense

Income

Budgeted	\$130,227
Actual	\$118,885
Difference: (\$11,342) Actual expense was less than budgeted due to master fees and no sales/transfer fee income.	

Expense

Budgeted	\$130,227
Actual	\$112,054
Difference: Actual expense was less than budgeted due to lower ground maintenance and administration expense.	

IGEHOA monthly financials can be found on Property Manager's Sandcastle Website.

Financially yours,
Pat McCabe, Treasurer

President's Report:

Charlie Litow, President's Report
April 25, 2019, 8:30am.



Newsletter

We will be meeting with our webmaster on May 13th and report our findings on

the newsletter at the next board meeting.

Governing document updates. They were previously provided with the exception of requiring a 2/3 vote of the membership to approve an installation of a fountain to be paid for by the HOA.

We agreed the formal changes will be submitted at the next board meeting for board approval. If approved, they will then be brought before the members at either a special meeting or annual meeting, depending on whether we feel a quorum can be obtained.

- 1) Articles. The board shall consist of not less than three (3) Directors, clarifying minimum number.
- 2) By Laws. The annual meeting will be on the 4th Monday of January, but can be another time.
- 3) Notification by electronic means if you opt in.
- 4) A quorum is 1/4 of the members for an annual meeting or 1/3 for a special meeting.
- 5) Clarifying number of board members and years of service.
- 6) Clarifying qualifications.
- 7) An officer can hold more than one office.
- 8) Fines can be \$100 a day or up to \$1500 a year in the aggregate.
- 9) Covenants. Raising from \$200 to \$250 how much the board can spend without a special assessment.
- 10) Special assessments require a 2/3 vote, except if an act of god creates a state of emergency.
- 11) Fines from 50 to 100 and aggregate of 1500.00.
- 12) The board may reject a tenant who is felon.
- 13) Requiring a vote of 2/3 of the membership to install a fountain to be paid for by the HOA.

We have 155 people signed up for eballotting. We plan to put together a plan to secure as many eballots as possible in the near future.

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:

John Mickelson: E-mail: mickthecop@aol.com Tel: 651-470-2911

Make check payable to: **Imperial Golf Estates HOA, Inc.**
and mail to: John Mickelson at 2034 Castle Garden Lane, Naples, FL 34110

RATES:

Business Card Size \$ 30

Minimum 3 months \$90 Months Run _____

11 Issues 10% discount \$297 Months Run _____

¼ 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

½ 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

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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GRI (Graduate, Realtor Institute),
CNE (Certified Negotiation Expert)

Check in with me on Facebook, Twitter,
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and search for any property on my site:
www.MSKProperties.US
MarcSellsImperial@icloud.com

THE PAPPAS-BURBACK TEAM

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gary@naples-bonitahomewatch.com

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Bonita Springs, FL 34133



IGE Real Estate Update

Current Activity as of April 30th, 2019 (Averages are for Year 2019)

Active Houses on the Market	19
Pending with Contingencies	7
Pending with No Contingencies	1
Closed Sales During 2019 from 1/1/19 - 4/30/19	12
Average 2019 Sales Price	\$509,492
Average 2019 Price Per Sq. Ft.	\$186.78
There Are No Distressed Sales in 2019	

IGE Residents: Full Time 70% Seasonal 30%

Source: Debbie Frost, JRW Realtor.



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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

Introduction of a test well. The idea is to drill a new well in Regal at a cost of no more than \$4000.00 so we can hopefully eliminate the rust problem. Mark will present, then we can debate and see if a motion can be made.

Noisy Sunday. A complaint was made about a homeowner cutting and trimming on Sunday from 9-12. The homeowner is doing the work themselves. Does this cause concern for the board to the point we adopt a restriction?



GIB Report:

No report.

Greater Imperial Board, Inc. Treasurers Summary Report: NO Report.



Infrastructure (Storm Water Management, Roads and Drainage):

Director, Nate Celauro shared the upcoming repavement project and will compose a letter to be sent to all residents.



**Superintendents Report:
(Mark Thieme)**

Road repaving Phase 1 through 4 will start approximately on May 15th. Paving side-walks is still on going with the smaller sections being done first and then moving on to the long stretches.

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



Entrada Report: Residents please

DO NOT confront violators and don't try to stop tailgaters by slowing down through the gate. Almost always it is another resident that you are holding under the gate as it comes down. Just notify the office of the time and what vehicle you are driving.



Beautification Committee Report:

Director, David Krause briefly discussed

the possible fly problem in and around the lake areas. A motion was made to approve personal lake fountains at the owner's expense but failed with no second.



Architectural Review Board Report:

Director Swartz reported that sixteen requests were approved for the period of April.

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.



Violations and Fining Committee:

Director, Martha Mugford reported 17 homes have violations and were sent notices. Violations included: moldy roofs, lawns that needed work, driveways that need power washing and pool barriers.



Community Manager's Report:

No report.

New Business: No report.

TIPS & TOPICS

It's Florida Love Bug Season Again

If you live in love bug territory, you know it is important to wash the dead love bugs off your car's exterior as soon as possible. When the bodies of the love bugs bake in the hot sun, they become acidic and can damage a car's paint. The longer they stay on the car, the harder it is to clean them off. You should try to clean them off within 24 hours. Many recommend a proactive wax application to assist in love bug removal.

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
2019 Quarterly Payment due July 1, 2019 at the
rate of \$599.64 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: Imperial Golf Estates, Care of Sandcastle Community Management, P.O. Box 25637, Tampa, FL 33622** 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 Directors Meetings – Next BOD Meeting will be on 5/23/19 at 8:30am and will be at Sandcastle.

Note: Contents of this newsletter are not official and only the approved minutes represent the Association.

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

**If you would like to advertise a service or product in the Estates Newsletter please contact: John Mickelson
651-470-2911, or e-mail to:
mickthecop@aol.com
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**



AS THE TEMPERATURE RISES WE HIT THE POOLS & THE BEACHES. PROTECT YOUR SKIN!

The American Academy of Dermatology (AAD) recommends everyone wear a daily SPF 30 sunscreen (especially children, as early sunburns are strongly correlated with skin cancer later in life). ... But until they appear, if you're concerned about sun exposure and sunscreen, you can always just cover up instead.

Jun 13, 2017

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