

The News at Imperial Golf Estates

# The Estates

JAN 2019  
Issue 01/19

IMPERIAL GOLF ESTATES HOA INC.

## IGEHOA Property Manager

Sandcastle Community Management

**PM: James Kelly** 596-7200

[JamesK@SandcastleCM.com](mailto:JamesK@SandcastleCM.com)

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

[BeverlyF@SandcastleCM.com](mailto:BeverlyF@SandcastleCM.com)

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

## GIB GATEHOUSE

Voice Mail: 597-2005

GIB Gatehouse Email:

[Imperial@RamcoProtective.com](mailto:Imperial@RamcoProtective.com)

**IGE Web Master: Mike Shields**

[mikeshieldssr@comcast.net](mailto:mikeshieldssr@comcast.net)

## THE BOARD 2019

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

[hazardcoe@gmail.com](mailto:hazardcoe@gmail.com)

**Dir. Martha Mugford** 269-6899

[mugfordige@gmail.com](mailto:mugfordige@gmail.com)

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

[pat@midwesttile.com](mailto:pat@midwesttile.com)

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

[ncelauro@aol.com](mailto:ncelauro@aol.com)

**Dir. Gale Schwartz** 776-0878

[wndanh20@aol.com](mailto: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

Gale Schwartz 776-0878

[wndanh20@aol.com](mailto:wndanh20@aol.com)

### ENTRADA AVE-BACK GATE

Nate Celauro 917-751-9869

[ncelauro@aol.com](mailto:ncelauro@aol.com)

### BEAUTIFICATION

David Krause 847-791-1941

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

### INFRASTRUCTURE (DRAINAGE & ROADS)

Nate Celauro 917-751-9869

[ncelauro@aol.com](mailto:ncelauro@aol.com)

### ESTATES NEWSLETTER

Mary Dargene 815-238-5661

[marym821@gmail.com](mailto:marym821@gmail.com)

### PERIMETER/COMMUNITY AWARENESS

John Mickelson 651-470-2911

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

### VIOLATIONS

Martha Mugford 269-6899

[mugfordige@gmail.com](mailto: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.**

**Comcast Fiber Optic to the Home Installation:** Once the new fiber optic cable has been installed throughout all five Phases of IGEHOA and tested, **early 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.

### On January 16, 2019, the IGE board met.

It moved and did pass to accept a bid from Bonness Inc. for the road pavement project at a cost of \$694,994. This was over \$200,000 less than the best competing bid. It further moved and did pass a resolution authorizing electronic voting and participation for association meeting and elections. See consent form you should sign below.

Please contact Sandcastle to secure a copy of the form necessary to complete your agreement to vote electronically.

### Discussion at annual meeting wrap up.

Rewrites of Articles of Incorporation, By Law and Covenants. The last rewrite occurred over 10 years ago. Our rules are outdated and need to be spruced up. We met with our attorney and have drafted changes for membership consideration. In order for these changes to become effective, we must either pass them at a special membership meeting which requires 1/3 of our members to be present in person, by proxy or by electronic vote or at our annual meeting which requires 1/4 of membership to be present in person, by proxy or electronically to vote. We were only 8 votes shy of making a quorum this year, so we hope that EVERYONE who does not attend the annual meeting or thinks they may not, will sign up for electronic voting.

What follows is a very brief summary of the proposed changes. The formal changes will be delivered when we think a quorum can be obtained.



### Articles of Incorporation

The board shall consist of not less than three (3) Directors, clarifying minimum number.

### By Laws

The annual meeting will be on the 4th Monday of January, but can be another time.

Notification by electronic means if you opt in;

A quorum is ¼ of the members for an annual meeting or 1/3 for a special meeting;

Clarifying number of board members and years of service.

### Clarifying qualifications;

An officer can hold more than one office;

Fines can be \$100 a day or up to \$1500 a year in the aggregate.

### Covenants

• Raising from \$200 to \$250 how much the board can spend without a special assessment.

• Special assessments require a 2/3 vote, except if an act of god creates a governor declared state of emergency.

• Any cost to be paid by the association associated with an IGE fountain requires 2/3 vote of its Members.

• Fines from \$50 a day to \$100 and aggregate of \$1500.00.

• The board may reject a tenant who is felon.



### Infrastructure (Storm Water Management, Roads and Drainage): Repairs Coming

Roads and sidewalks will be getting a facelift. Phases 1 though 4 and the sidewalks with marks on them will be fixed this year.

We also have plenty of drainage issues that will be updated and or/repared.



### RESOLUTION REGARDING CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS

The undersigned, being all the Owners, or an eligible voter, for Unit No./Address

\_\_\_\_\_,  
at Imperial Golf Estates, a homeowners association, pursuant to Florida Statutes, hereby consent(s) in writing to: (Please place a check mark or x in the box or boxes below for which you are giving consent. You may consent to electronic voting, receiving electronic notice or both).

**1. ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by e-mail sent to the Association), I/we consent to voting electronically at meetings and elections for Imperial Golf Estates Homeowners Association, Inc. to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"), and release and waive any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like and any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors.

### Directors or management.

I/We designate the following email address for electronic voting purposes, which e-mail address and other information (including personal identifying information) may be released to a third party that provides electronic voting services or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes:

(PRINT NEATLY)

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association no later than 72 hours prior to the meeting or election in which the Unit Owner wishes to vote by electronic means, and that all electronic votes shall be cast at least 48 hours in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election.

I/We further understand and agree that, in order to use a different e-mail address for casting votes electronically, I/we must notify the Association in writing of the change of e-mail address no later than 72 hours prior to the meeting or election in which the Unit Owner wishes to vote by electronic means.

If I/we do not provide timely written notice of this change of e-mail address to the Association as provided herein, I/we further understand and agree that I/we may not be able to vote electronically until the next membership meeting and/or election.

**2. ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of Imperial Golf Estates Homeowners Association, Inc.

I/We designate the following email address for electronic notice purposes:  
(You may write "same as above" or provide a different email address for electronic notice purposes).

\_\_\_\_\_.

The undersigned understands that mailed/paper notice may not be provided to the Unit Owners unless the Unit Owners have rescinded their consent to receive electronic notice of meetings. Please

be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.

**All Owners of the Unit or Eligible Voter  
Please Print Name, Affix Date and Sign  
Below:**

By:\_\_\_\_\_

By:\_\_\_\_\_

Print Name:\_\_\_\_\_

Print Name:\_\_\_\_\_

Date:\_\_\_\_\_

Date:\_\_\_\_\_

**The New Board of Directors  
We now have a full board for 2019**

Gale Schwartz (wndanh20@aol.com)  
John Michelson (mickthecop@aol.com)  
David Krause (dskrause23@hotmail.com)  
Nat Celauro (ncelauro@aol.com)  
Charlie Litow (hazardcoe@gmail.com)  
Martha Mugford (mugfordige@gmail.com)  
Pat McCabe (pat@midwesttile.com)

**There Are No Reports This Month  
Due to 2019 BOD Transition**





# 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: 2037 Teagarden Lane**

Over 4000 sqft of living space with wonderful lake views!  
5 bedrooms, 3.5 baths, 3-car garage  
List price: \$780,000



**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  
NaplesBonitaEstateHomes.com

Debra Pappas-Burback, PA, Realtor®

**MVP**  
REALTY

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

**NAPLES & BONITA**  
Home Watch, LLC  
Gary Alfonso

239.598.4663  
gary@naples-bonitahomewatch.com

P.O. Box 487  
Bonita Springs, FL 34133

There will be a presentation at the  
Imperial Golf Clubhouse on March 22 at 10:00 AM  
**WOMEN'S ONLY FITNESS CLUB!**

Free In-body analysis for 1st 5 ladies who call Shapes to reserve their place (\$25 value).

SEE LOCATION FOR DETAILS



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

Mobile 239.398.7835

[FixItFastScreen@yahoo.com](mailto:FixItFastScreen@yahoo.com)



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

**239.598.2480**  
**[trailcafenaples.com](http://trailcafenaples.com)**

**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



# IGE Real Estate Update



**Current Activity as of January 31st, 2019 (Averages are for Year 2019)**

<b>Active Houses on the Market</b>	<b>16</b>
<b>Pending with Contingencies</b>	<b>3</b>
<b>Pending with No Contingencies</b>	<b>1</b>
<b>Closed Sales During 2018 from 1/1/19 - 1/31/19</b>	<b>2</b>
<b>Average 2019 Sales Price</b>	<b>\$602,500</b>
<b>Average 2019 Price Per Sq. Ft.</b>	<b>\$203.50</b>
<b>There Are No Distressed Sales in 2019</b>	
<b>IGE Residents:</b>	<b>Full Time 70%      Seasonal 30%</b>

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



**Nutrition Coaching**  
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ruth\_thornton222@hotmail.com  
procoach.app/ruth-thornton

**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](mailto: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](mailto: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

<b>RATES:</b>		
<b>Business Card Size \$ 30</b>		
Minimum 3 months	\$90	Months Run _____
11 Issues 10% discount	\$297	Months Run _____
<b>1/4 Page Ad \$ 150</b>		
2.5" x 7" or 3.5" x 4"		
Monthly Ad	\$150	Month Run _____
11 Issues 10% discount	\$1,485	Months Run _____
Paid Quarterly		
<b>1/2 Page Ad \$ 250</b>		
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		
<b>Back Page - 1/2 Page Ad</b>	\$275	Months Run _____
<b>Full Page Ad - 8" x 10.5"</b>	\$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 \_\_\_\_\_

\$ \_\_\_\_\_

E-mail Address \_\_\_\_\_

Phone \_\_\_\_\_

Total Enclosed, Check Number \_\_\_\_\_

**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**  
**2019 Quarterly Payment due Jan 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: 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 Directors Meetings** – Next BOD Meeting will be on 2/28/19 at 8:30am and will be at Sandcastle.

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

**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 2015 Toyota Tundra PU, 22,500 miles, Grey ,V8, 4wd, excellent condition. Asking \$31,000 contact me 239 777 4007**

**FOR SALE: Campaign Chest /Entertainment Cabinet 60 years old, light wood. 56 " tall, 20 " deep. 55" wide. 2 glass doors, lots of storage at bottom plus opening for tv, etc. \$250. Very nice! 239 513-0741**



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**2016 Imperial Golf Course Blvd**  
**3BR/2.5BA**

Remodeled w/upscale & tasteful finishes. Gorgeous sunsets from huge paver lanai, sparkling pool & spa. Huge great room, cook's delight kitchen, beautiful views.

Listed at \$888,000



**2108 Imperial Circle**  
**3BR+Den/2BA**

Calling all opportunity seekers. This home has expansive southern lake views, wood floors, newer kitchen. High ceilings-lots of windows. Owner to replace roof and repair drywall.

Listed at \$649,000



**2202 Imperial Golf Course Blvd**  
**5BR/3.5BA**

Wonderful large home with expansive golf views. Heated pool & spa, large covered lanai is perfect outdoor space. Needs some TLC, but least expensive home with a view, and exceptional price per sq. ft. NEW ROOF TOO!

Listed at \$599,900

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NAPLES, FL

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