

The News at Imperial Golf Estates

The Estates

MAR 2019
Issue 03/19

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

Gale Schwartz 776-0878

wndanh20@aol.com

ENTRADA AVE-BACK GATE

Nate Celauro 917-751-9869

ncelauro@aol.com

BEAUTIFICATION

David Krause 847-791-1941

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INFRASTRUCTURE (DRAINAGE & ROADS)

Nate Celauro 917-751-9869

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ESTATES NEWSLETTER

Mary Dargene 815-238-5661

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

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 March 28, 2019 meeting was called to order at 8:30 AM by Nathan Celauro. The following board members were present: Nathan Celauro, Martha Mugford, Gale Schwartz, David Krause, Pat McCabe, and John Mickelson. 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. 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: No written report. Treasure McCabe reported the association is in good financial standing.

President's Report:

Charlie Litow, President's Report
March 28, 2019, 8:30 am.



Newsletter. We as a board previously decided to look at changing the newsletter. John Mickelson and I have been working on this issue. One possible solution is the newsletter would be placed on Sandcastle's new website or possibly a third party site so our members will be emailed same monthly. Our advertisers will still exist if they like the electronic format.

Governing document updates. We plan to take this to a vote once we are confident we can secure enough votes to establish quorum at a special meeting. We need further sign ups for eballoting.

Changes to our governing documents. See the attached draft changes from our attorney.

- 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 ¼ 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) Raising from \$200 to \$250 the amount 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 \$1,500.00.
- 12) In order for the HOA to pay for a fountain and or similar water feature, it will require a 2/3 vote of the community.
- 13) The board may reject a tenant who is a felon.



GIB Report: Director Celauro stated a concerned resident who attended the last meeting to request a “caution school bus ahead” sign was brought before the board and passed.



Greater Imperial Board, Inc. Treasurers Summary Report
No Report.



Infrastructure (Storm Water Management, Roads and Drainage):

Director Celauro made a motion to approve Bonness Inc. bid for sidewalk repair at a cost of \$32,440 and storm drain pipe repair to be completed prior to road work resurfacing at a cost of \$68,000. The motion was seconded

by Director McCabe, motion passed.



Superintendents Report:
(Mark Thieme)

Road repaving for phases through 4 will start approximately May 15th. Paved sidewalks are being repaired now beginning with smaller sections and then leading up to the longer stretches. The fallen sidewalk on Entrada has been replaced. The 5 pipe repair project has been completed and are ready for new pavement.

Empress Lake is being treated for an invasion of Hygrophila, an aquatic plant that was purchased for an aquarium and dumped into the lake.

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



Entrada Report: There were multiple gate accidents this month. 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. The back gate at Entrada Avenue has a walkway door at the sidewalk. This door is for residents who are walking, jogging, or biking and wish to access Entrada Avenue or our complex. The door is activated by a FOB that is available for purchase from Sandcastle. The cost of the FOB is \$10.00. Please remember the use of the Entrada gate and the Entrada walking door are for residents only. Please remember that violations of the Entrada Gate rules can result in losing your Entrada Avenue gate and door access.



Beautification Committee Report:
Director Krause recommended hiring an engineer for lake erosion issue. Director Krause made a motion to approve personal lake fountains at the owner's expense. The motion failed with no second.



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 _____

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

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
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Waterfront Realty Group, Inc.
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Imperial Featured Listing:
 Beautiful 5-bedroom pool home in Castlewood
 1776 Supreme Ct. Priced attractively at \$809k

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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
 and search for any property on my site:
www.MSKProperties.US
MarcSellsImperial@icloud.com

THE PAPPAS-BURBACK TEAM

Direct: (239) 404-4900
 e-fax: (866) 813-6017
 Debbie@Pappas-Burback.com
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Debra Pappas-Burback, PA, Realtor®

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 Ave Maria FL 34142-5027

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Home Watch, LLC
Gary Alfonso

239.598.4663
 gary@naples-bonitahomewatch.com

P.O. Box 487
 Bonita Springs, FL 34133




IGE Real Estate Update


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

Active Houses on the Market	28
Pending with Contingencies	4
Pending with No Contingencies	2
Closed Sales During 2019 from 1/1/19 - 3/31/19	7
Average 2019 Sales Price	\$530,857
Average 2019 Price Per Sq. Ft.	\$189.11
There Are No Distressed Sales in 2019	
IGE Residents:	Full Time 70% Seasonal 30%

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



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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



ARB 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:
 Dir Gale Schwartz
 wndanh20@aol.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 Mugford made rounds on March 3, 16, 24, 2019. Six properties had potential violations and letters were sent. One property was sent to the Fining Committee and a fine was approved.



Community Manager's Report:

No report.

New Business: No report.

Homeowner Question:

A homeowner asked, "Does anyone know why management at Imperial would allow people to come through the gate w/o ID?"

Reply: The greater Imperial Board handles our security. Please report any issues on security to Sandcastle so consistent appropriate security is continually provided.

TIPS & TOPICS



Home Shopping Tips & Advice

When you are shopping online, you should only shop at reputable stores. If the store does not have a good reputation, you may be asking for trouble. Some people have had their credit card and personal information stolen from shopping on less than reputable websites. Be careful and protect your private information.

Never try to shop directly from a link someone sent you in an email, unless it's a widely known and respected site, like:

CC wholesaleclothing.com. Too many consumers get tricked into scams via hyperlinks in questionable emails. Visit the URL of the site mentioned in the mail, instead of clicking the link itself.

Before doing shopping online, be sure your antivirus is current. You may come across a lot of suspect websites while shopping online. There are those who offer deals that are too good to be true just so they can spread malware to your computer. Take reasonable precautions before visiting any online venue, regardless of your level of trust.

When getting things shipped to your home that you bought online, know your consumer rights regarding time tables and condition of products. You have a right to receive items according to the terms stated when you ordered them and reasonable expectations of goods being undamaged. Check with the BBB for exact specifics and get what's coming to you fairly! For highly discounted items or off price clothing, CC Wholesale Clothing is the #1 choice will definitely exceed your expectations.

If you like an online store, sign up for their email distribution list. You will probably receive some coupons and information about deals in your mailbox. Check these emails regularly to stay up to date with good deals and promotional offers. Most online stores often offer free shipping or discounts on certain products.

Now that you have read these tips, you can start shopping online. You will know how to buy the things you need at a discount, and you can have these things shipping directly to you. Global reach, infinite selection, cheap prices, 24-hour access: the benefits of shopping online go on and on!

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 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: 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 4/25/19 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

FOR SALE

Patio Glass Pet Door 96" high..opening for pet 7x12".. easy access for cats & dogs to the lanai..Like New \$50. 239-566-7987

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



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2016 Imperial Golf Course Blvd
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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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