

Imperial Golf Estates Homeowners Association, Inc.

A Florida Not-For-Profit Corporation

BOARD OF DIRECTORS MEETING OF July 30, 2020

Board Members Present: Charles Litow, President
Gale Schwartz, Vice President
Thomas Harruff, Secretary
Debbie Frost, Director
James Wilson, Director
John Mickelson, Director

Board Members Absent: Patrick McCabe, Treasurer

Others Present: Nina Marie Hutchinson, Community Manager representing Sandcastle Community Management, Mark Thieme Maintenance Superintendent with three homeowners present.

PROOF OF NOTICE The notice was posted in accordance with the Condominium Association Florida Statute 720.

ESTABLISH QUORUM AND CALL TO ORDER: With a quorum of the board present, Mr. Litow called the meeting called to order at 3:30 p.m.

APPROVAL OF PREVIOUS MINUTES: Minutes of the June 23, 2020 meeting were reviewed.

Motion: Gale Schwartz motioned to approve minutes as with correction with Tom Harruff seconding the motion; approved unanimously.

Special Guest: Engineer Terry Crowl with Hole Montes to discuss Stormwater from School and Veterans Memorial extension on the North border of Phase 1 and 2. Mr. Crowl reviewed the reports generated by Davidson Engineering prepared on the High School project. He as inspected the swale and it appears to be in good shape. He did not notice any issues on the northern portion of the swale. Mr. Crowl doesn't see any problems with the runoff for the swale. Mr. Crowl asked maintenance supervisor Mark Thieme in his experience what type of water level conditions were found in the western swale. Mark reported that during a heavy rain floods the roads as it is a very low area. Mr. Crowl provided information on how calculations are made to make these assumptions. Based on the calculations provided the High School will not impact any additional flooding issues for the IGE lakes. Mr. Crowl will be reviewing the calculations provided to ensure accuracy. Mr. Crowl will be looking at further information provided by Mr. Harruff from the County regarding the north swale running parallel to the road. Mr. Harruff asked the Mr. Crowl for pricing on looking at the Veterans Highway Extension. Mr. Crowl advised the total costs of all reviews would be approximately \$4000.00.

Motion: Tom Harruff motioned to approve Hole Montes survey review not to exceed \$4000.00 with Debbie Frost seconding the motion; approved unanimously.

Treasurer's Report: Written report as provided by treasurer Patrick McCabe

Motion: Gale Swartz motioned to approve treasurers report as presented with Tom Harruff seconding the motion; approved unanimously.

Mr. Harruff asked a couple questions regarding delinquencies. Responses will be emailed directly to Mr. Harruff as they contain some detail.

Officer and Committee Reports:

President's Report

1. Mr. Litow reviewed with the board some ongoing issues related to the front gate. There was an internet outage over the past weekend that caused further owner frustration. Owner requested a protocol be put in place to advise owners of any issues. Management advised the internet providers are in the process of being changed from Century Link to Comcast. Once the change is ready to take place, an email blast will be sent out to all owners to advise of possible outage during the provider transition. Guests will be allowed entry during the time of the transition.
2. Mr. Litow asked for a motion for a title report for the drainage easement in the amount not to exceed \$500.00. The second issue of concern is the noise coming from the school project. We have a chain link fence as a barrier. The School refuses to build a wall to limit the reduction in noise. This is not only a noise concern but privacy concern as well. Committee recommends offering Collier County a sum of money (approximately \$100,000.00) to open negotiations to assist in building a wall. Mrs. Swartz was opposed to this quid quo pro action. She is more in favor of using political clout of the community to bring this matter to the county commissioners. Mr. Litow commented that Collier County is historically difficult to work with on these types of matters, however he appreciates all board member comments and the open discussion of these community issues. Mr. Wilson also commented that he would not be on board with this type of unbudgeted expense without owner feedback.

Motion: Debbie Frost motioned to approve the \$500.00 expenditure to secure a title report for the drainage swale easement with Jim Wilson seconding the motion; approved unanimously.

Motion: Tom Harruff motioned to move forward with offering Collier County \$100,000.00 to open negotiations to build a wall behind the community to separate from the new school development. There was no second to this motion. Motion failed.

3. Mr. Litow provided an update from the Committee in which the community would engage an Acoustical Engineer to provide a study for the noise coming from the school development. Cost of the engineer would be \$3,500.00.

Motion: Tom Harruff motioned to approve the \$3500.00 expenditure to engage an Acoustical Engineer to provide a noise study of the school development; John Mickelson seconded the motion; five approved with Jim Wilson opposed.

4. Homeowner's that do not have email addresses is seventeen. Letters will go out to the homeowners who do not have email addresses.

GIB Report: Mr. Harruff provided an update on the proposed Bike Lane. The GIB approved an expenditure up to \$35,000.00 for an engineering study to be completed. GIB representatives have voiced their frustration with continuing issues with the gate and owner access. GIB has spent additional monies to assist in this effort. GIB representatives will be working with Davidson Engineering and having a pre-application meeting with the County to see if the bike lane can be placed on one side of the street. GIB will be conducting and audit of the 2020 Financials and will budget accordingly in their 2021 Annual Budget. GIB will not be renewing the Cyber Policy for 2020-2021 at an expense of over \$1000.00.

The board members discussed the proposed bike lane approved expenditures up to \$35,000.00. Mrs. Schwartz is not comfortable with the approval of that expenditure without any information coming to the IGE board to make a decision of the expense based on an informal survey. Mr. Harruff advised the monies being spent at this time are within the GIB purview to spend without coming to any of the sub-associations. Mr. Harruff reminded the

board, the GIB has the authority to spend up to \$50,000.00 for capital expenditures without going to the other member communities for a vote. Mrs. Schwartz wants to be mindful of spending the owner's money when major expenditures of this type are being discussed.

Comcast Update: Comcast is now going inside the homes to connect the fiber optics in the homes. A list of owners who have not connected to the fiber optics is on the website. Typically, a new modem is all that is needed for the installation to be completed. Comcast will be sending out letters to those who have not yet connected to the Fiber Optics.

Superintendent Report: Mark Thieme is still updating back gate stragglers to update access for owners. We still are coming across some readers that are not being recognized. Waiting for the new computer for the guardhouse from Cypress Access. Generator and AC systems have had their regular preventative maintenance completed. Seasonal flowers are in; however, we have some rabbits eating the plantings. Waiting for the electrical work to be completed for the lake aeration system. We have all the parts in house, so when electric is complete, we will be able to move forward. Mark provided information from company CPP on a single panel wall for the on the north boarder at \$352,000 for an 8 ft. wall for 4000 linear feet. The sound barrier recommendation is sixteen-foot wall.

Architectural Review Report: Mrs. Schwartz advised there were 41 requests for approvals for Architectural Review through June and July. During this period, we had eight sales and five leases. Roofs used to be our primary request, however lately we have been receiving applications for storm windows and generators.

Violations: We have twenty-seven open violations at this time, four violations have been resolved. We have a couple of landscape violations that have received their second notice and two roofs that have received second notices.

Property Manager Report: We received two proposals to clean the rust staining on the curb lines on five different areas throughout the community. Board discussed both proposals for cleaning and subsequent sealing of the curb lines. Mark will get pricing on sealing curbs after

Motion: Gale Schwartz motioned to approve the Jet Stream proposal not to exceed \$1500.00 for two cleaning treatments with the second treatment being conducted after Mr. Thieme determines the need with Debbie Frost seconding the motion; approved unanimously.

Beautification Committee: Debbie Frost advised there was no meeting for this month. Discussion on Butterfly Gardens and vines to attract butterflies.

Lake Committee: We have received the equipment for the bubbler system. Tests were conducted on the water condition both Zach and Bismark Lake to make sure we have a base line to measure if the bubbler system is functioning as desired. Will provide an update next meeting.

Infrastructure Committee: Report submitted to board for review. Need two proposals for reflective stripe for Entrada restriping and the gate house area. Discussion of deposits for major work for dumpsters that cause damage to the roadways. Mrs. Schwartz advised we have deposits on dumpsters for major renovations and repairs.

Future Meeting Dates: September 24, 2020 at 6:00 p.m.

Motion To Adjourn: With no further business to discuss, the meeting was adjourned by proper motion and unanimous approval at 5:27 pm.