



## **Meeting Minutes**

**DATE: March 1, 2021**  
**TIME: 3:00 PM**  
**LOCATION: MICROSOFT TEAMS**

Board Members Present:

Tom Harruff  
Debbie Frost  
James Wilson  
Pat McCabe  
Gale Schwartz  
John Mickelson  
Dan Castaldini

Others Present: Denise Kosmala, Vesta Property Services, and Mark Thieme, Superintendent

**I. Establish a Quorum/Call to Order:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 3:04 pm

**II. Proof of Notice:**

Community Association Manager gave proof that the meeting notice was posted and mailed in accordance with Florida State Statutes and Association By-Laws.

**III. Reading or Disposal of Minutes of unapproved Meeting Minutes**

**Motion:** John Mickelson made a motion to approve the January 28, 2021 Meeting Minutes, Tom Harruff seconded. Debbie Frost abstained.

**Motion approved.**

**IV. Reports of Officers:**

**Treasurers Report: Pat McCabe**

The 2020 year-end financials were reviewed.

**Motion:** John Mickelson made a motion to approve the Treasurer report, Tom Harruff seconded.

**All in favor, Motion approved.**

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**IMPERIAL GOLF ESTATES HOMEOWNERS ASSOCIATION, INC.**

Vesta Property Services  
27180 Bay Landing Drive, Suite 4  
Bonita Springs, FL 34135  
Ph: (239) 947-4552 > Fax: (239) 495-1518



### **President's Report: Gale Schwartz**

Gale Schwartz reported that there is a pending solution for the noise coming from the bubbler. The Amendment changes have been signed and sent back to the Attorney. The website is pending updates.

### **GIB Report**

Gale Schwartz reported the walking path was discussed at the meeting. Blueprints were presented. Already spent \$43,000.

## **V. Committee Reports**

### **Superintendents Report**

Mark Thieme reported on proposals submitted, painting of signs and bubbler.

### **Beautification Report**

Gayle Schwartz reported the mulch and annuals are in progress.

### **ARB Report**

Debbie Frost provided a report for February with 11 sales, 3 leases and 15 approved ARBs.

### **Managers Report**

Denise Kosmala reported that she has been doing inspections for violations and sent 37 violation letters in February.

### **Charlie Litow**

The County currently is not willing to budge on the aiding with a wall. The noise study is being sent to the County for review.

### **Compliance**

Tom Harruff accompanied Denise Kosmala did a preliminary inspection of the entire community.

## **VI. Unfinished Business**

### **Bonness and Bain Proposal**

**Motion:** Debbie Frost made a motion to approve the proposal from Bain to re-strip the pavement at the entrada gate, James Wilson seconded.

**All in favor, Motion approved.**

### **Abers Driveway Proposal**

**Motion:** Tom Harruff made a motion to approve the Metro proposal to repair the driveway at 2216 Imperial Golf Course Blvd. John Mickelson seconded.

**All in favor, motion approved**

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**Gutter Cleaning**  
Tabled

**Tree Trimming**

**Motion:** Debbie Frost made a motion to accept the proposal from Ryan's Tree Service to trim the trees, James Wilson seconded. Gale Schwartz and Tom Harruff in favor. John Mickelson, Pat McCabe and Dan Castaldini not in favor.

***All not in favor, Motion approved.***

**Ad Hoc Committees**

Discussed being able to dissolve committees not required per Imperial Documents.

**IX. New Business**

**Signs**

Did not discuss.

**X. Adjournment**

**Motion:** A motion was made by Debbie Frost to adjourn the meeting at 4:32pm. Seconded by Tom Harruff. ***All in favor, motion approved.***

**XI. Next Board of Directors Meeting Date**

March 29<sup>th</sup>, 2021 at 10:00 am

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