



Meeting Minutes

DATE: November 23, 2021

TIME: 10:00am

LOCATION: Imperial Golf Club

Board Members Present:

Tom Harruff
James Wilson
Gale Schwartz
Dan Castaldini
Debbie Frost

Others Present: Kailin Francis and James Tanigawa, Vesta Property Services

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:01am

2. 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.

3. Reading or Disposal of Minutes of unapproved Meeting Minutes

Motion: Tom Harruff made a motion to approve the October 5th and November 15th, 2021 Meeting Minutes. Dan Castaldini seconded.

All in favor, Motion approved.

4. President's Report: Gale Schwartz

Electronic voting was a success and will be utilized again for the annual meeting voting. The walkway path and granting an easement was defeated 204-80.

5. GIB Report

The full vote for the pathway will take place on December 9th. The GIB passed a new utilization for passes of the front gate. Registered vendors can obtain a pass for the owners line for \$40 with a one-year expiration from date purchased. Vendor must show business license.

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



6. Treasurers Report: Pat McCabe

September and October financials were reviewed, and the association is in good financial position. Expenses are overbudget primarily for legal fees related to a potential noise wall along Veterans Memorial

7. Superintendents Report

Mark Thieme reported spraying of exotics in Princess Forrest and Christmas decorations will be going up after Thanksgiving.

8. Managers Report

Several violations were issued for mailbox cleaning, trash can storage, landscaping and commercial vehicles. Violation letter was also sent for allowing guests through Entrada gate.

9. Committee Report(s)

Infrastructure: Currently monitoring two small sink holes. One at 2215 Regal Way and the other at the four-way stop at Imperial Golf Course Blvd. Vesta Property Services obtained bids from MRI Inspections to have the area accessed for damage and a resolution to fix it. Landscape proposals were previously approved and will be installed in the upcoming weeks.

Maintenance and Beautification: Anne Harruff purchased garlands, decorations, and ribbons to replace our older Christmas Decorations. Mark has purchased new lights.

ARB: 18 ARB requests have been submitted, 2 sales applications and 0 lease applications.

School Update: Collier county's sound study varies from the one the association had completed. The attorneys are working on an agreement to combine both sound studies. Security could be a concern and the committee will be discussing this.

10. Old Business

Bubbler Relocation: Hogue Electric has submitted a proposal to do the electrical portion of the bubbler relocation.

Motion: Tom Harruff made a motion to approve the proposal for Hogue Electric, Deb Frost seconded.

All in favor, Motion approved.

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Power Washing: Gale Schwartz discussed pressure washing the gutters in the common areas. Previous proposals were received and should be re-looked at as well as options to purchase a commercial grade pressure washer for Mark Thieme to do the work.

Tree Trimming: Two proposals have previously been received and are on hold until further review at this time.

11. **New Business**

Board Petition- Term Limit: Gale Schwartz discussed the petition received and gave each homeowner time to speak on the matter. The petition committee would like a meeting with Board members (excluding Tom Harruff or Pat McCabe). The Board heard all homeowner concerns and comments and discussed possible options for a By-law change.

Motion: a motion was made by Tom Harruff to accept the petition and have it on the annual meeting to vote on as it was presented by the petition committee. Deb Frost seconded.

All in favor, Motion approved.

12. **Homeowner Issues**

Homeowner discussed Sandcastles breach of confidentiality and should be held accountable.

Homeowner questioned how many years Tom Harruff has served on the Board.

Homeowner Thanked Gale for all of her hard work and dedication as well as Vesta Property Serves as well as expressed interest in keeping Vesta as the current management company.

Homeowner suggested GIB By-Laws be amended so there is not a reoccurring vote for the same items.

Homeowner suggested all documents and amendments being combined into one document for all residents to have as a complete file.

Homeowner suggested the Board of Directors for 2022 should have an itemized task list and look to accomplish those things each year.

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13. Next Meeting

December 14, 2021 at 10:00am

14. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 12:08pm. Seconded by Deb Frost. ***All in favor, motion approved.***

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