



## **Meeting Minutes**

**DATE: September 14, 2021**

**TIME: 10:00 AM**

**LOCATION: Imperial Golf Club**

Board Members Present:

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

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

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

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:02 am

**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:*** John Mickelson made a motion to approve the July 15, 2021 Meeting Minutes. Deb Frost seconded.

***All in favor, Motion approved.***

**4. President's Report: Gale Schwartz**

There will be a meeting held September 29<sup>th</sup> for Imperial Golf Estates residents to discuss the walking path proposed by the Greater Imperial Board.

---

**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



## 5. GIB Report

Gale Schwartz discussed the walking path, a vote will be had in November.

## 6. Treasurers Report: Pat McCabe

June and July financials were reviewed and the association is in good financial position.

## 7. Superintendents Report

Mark Thieme reported deceased pine trees were removed in Princess Forest, repairs were made to maintenance building and the entrada gatehouse area has been cleaned and the bar has been repaired multiple times.

## 8. Managers Report

Kailin Francis reported the violations.

## 9. Committee Report

### A. ARB Report

Tom Harruff gave report for sales, leases and ARB's.

- 2201 Regal Way was discussed pertaining to the variance the owners proposed. Homeowner will submit formal request for the Board to review.
- 2236 Imperial Golf Course Blvd the Board reviewed the vegetation concern. The Board agreed to not have the homeowner remove the vegetation.
- 2078 Imperial Circle had discussion pertaining to the irrigation shared between the homeowner and the association's lot.

**Motion:** Tom Harruff made a motion to approve the irrigation shared costs between the homeowner and the association. Deb Frost seconded **All in favor, Motion approved.**

### Beautification Report

None

### Lake Report

None

### Veterans Report

None

## 10. New Business

### A. Buyers Agreement

Buyers agreement was approved with the ARB report.

---

**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



### **B. Book House Library**

This would be used for a book exchange placed at one of the parks. The Board elected to not move forward with this proposed idea from the resident.

### **C. Gate Damage (9.7.21)**

A homeowner knocked the entrada gate bar down subsequently the gate arm was damaged. The homeowner recognized the error and called management to rectify.

**Motion:** John Mickelson made a motion to have the association absorb the damage cost. Gale seconded

*Jim Wilson- No*

*Pat McCabe- Yes*

*Tom Harruff- Yes*

*John Mickelson- Yes*

*Deb Frost- No*

*Dan Castaldini- Yes*

*Gale Schwartz- Yes*

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

## **11. Old Business**

### **A. Bubble Reolcation**

The Board discussed the proposal from Lake Doctor and the need for an electrical proposal to complete the job.

**Motion:** Gale Schwartz made a motion to approve the Lake Doctor proposal as submitted with the need for ana additional electrical proposal to complete the job.

*Jim Wilson- No*

*Pat McCabe- Yes*

*Tom Harruff- Yes*

*John Mickelson- Yes*

*Deb Frost- Yes*

*Dan Castaldini- Yes*

*Gale Schwartz- Yes*

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

### **B. Well Drilling**

The Board reviewed the proposals received to increase the well depth. Additional electrical proposal is needed to complete this project.

---

**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



### **C. Pressure Washing- 4 Way Stop**

There were three proposals submitted to pressure wash the 4 way stop area.

**Motion:** Tom Harruff made a motion to approve Precision Cleaning proposal.

John Mickelson seconded

**All in favor, Motion approved.**

### **D. Insurance Proposal (Ratify)**

The Board discussed the insurance proposal although it did increase it was the most competitive from the comparisons.

**Motion:** Pat McCabe made a motion to approve the insurance proposal as presented. Tom seconded

**All in favor, Motion approved**

## **12. Homeowner Issues**

Homeowner spoke on petition regarding the Board of Directors

Homeowner spoke on the condition of Bismark Lake

Homeowner questioned the budget timeline for 2022 and the audits

Homeowner requested microphone for future meetings.

## **13. Next Meeting**

October 5<sup>th</sup>, 2021 at 10:00am

## **14. Adjournment**

**Motion:** A motion was made by Tom Harruff to adjourn the meeting at 11:46am. Seconded by Jim Wilson. **All in favor, motion approved.**

---

**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