



Meeting Minutes

DATE: April 14th, 2022

TIME: 10:00am

LOCATION: Imperial Golf Club

Board Members Present:

Tom Harruff
James Wilson
Gale Schwartz
Chuck Peacock
John Mickelson
Pete Crociata (absent)
Pamela Falcigno

Others Present: Kailin Francis and James Tanigawa, Vesta Property Services, Mark Thieme, Superintendent and 12 homeowners via present in person or by virtual.

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00am

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 unapproved Meeting Minutes

Motion: Chuck Peacock made a motion to approve the March 10th, 2022, Meeting Minutes. Tom Harruff seconded.

All in favor, Motion approved.

4. President's Report: Gale Schwartz

We continue to have an issue with speeding in the community. John Mickelson is working with Collier County on several suggestions. Police have been present in the past week to issue citations and monitor the situation. They will continue to do so in the upcoming weeks. Entrada gate continues to have maintenance issues. We are working with the vendor on solutions and possible proposals. **Motion:** Tom Harruff made a motion to accept a Cypress

IMPERIAL GOLF ESTATES HOMEOWNERS ASSOCIATION, INC.

Vesta Property Services
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
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Access proposal not to exceed \$1,000 for the gear repair needed. John Mickelson seconded. **All in favor. Motion approved**

Gale Schwartz reported state flag rule has been communicated to all homeowners via newsletter as well as email. The Board is working with the attorney to develop a community sign rule to enforce.

Maintenance:

Gale, John and Mark continue to meet on Fridays to discuss projects. Resolution of the sinking road issue at the 4-way sign is underway and should be completed this week. Bubbler relocation is in process and should be completed shortly. Fish being added to Zach's Lake is on hold until we see the progress with the bubbler system operating. Landscaping perimeter overgrowth has been completed. Thank you to the homeowners taking prompt action on this request. Landscaping project to clean up Entrada Road is in progress by Mark. Pressure washing continues in various areas. Sidewalks in phase 5 are on the schedule for leveling and pressure washing.

5. GIB Report

A review of security vendors for the front gate is underway for the 2023 contract. The GIB is also exploring a Virtual gate option for late evenings (10pm/6am) as a possibility to control costs.

6. Treasurers Report: Chuck Peacock

Chuck reported February financials are healthy. February financials three significant variations from budget, all of which are acceptable or require the costs to be spread over the course of the year. Duplication of expenses in January financials have been identified and is being addressed. The preliminary 2021 year-end financials are currently under audit and final comments will be forthcoming when complete. Reserve is in line with reserve study to date. **Motion:** Tom Harruff motioned to accept the treasurers report as presented. Jim Wilson seconded. **All in favor, motion approved.** Gale noted they are now tracking maintenance expenses by category to ensure projects are being completed with a cost savings.

8. Managers Report

2022 dues were sent in December. The most recent quarterly payment was due April 1, 2022. Late notices will sent in the upcoming days for past due amounts. Homeowners should contact Vesta if they need assistance making a payment. Several violations were issued for mailbox and roof cleaning and also for dead sod. Irrigation systems should be adjusted and ensure the systems are being maintained. Homeowner discussed a lot overgrown with landscape and requests a letter to be sent to the owner. **Motion:** Pamela

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Falcigno motioned to table this discuss until the Board can look at the property and review if any violations are present. Tom Harruff seconded. ***All in favor, motion approved.*** Tom Harruff has volunteered to discuss with FPL about changing the lights to the LED lights in the community.

9. Committee Report(s)

Infrastructure: Tom discussed the swale and maintenance of the East Swale. These are going to be maintained by the county once the school is built. Johnson engineer is doing a study of the drainage area and if improvements are needed for the flow of water. Expected completion of the study is to be by August. We will request Johnson Engineering to come to a future board meeting to provide an update. Tom Harruff will negotiate the maintenance agreement with legal counsel to ensure it clarifies the width on maintenance as well as treating exotics.

ARB: This was tabled for next month's meeting.

Veterans Roadway: Gale reported there is not an update at this time. The sound study is still in progress with the county. Speeding is an issue on the road and the county is working with the construction company to address this concern. A berm was discussed and is not possible for Imperial Golf Estates due to the swale abutting our property. A fence was recently broken, and the county has completed the repair.

School Update: Gale reported that Frank has resigned as the chair. Mr. Shelly and Pamela Falcigno will be on the committee to resume progress as the school is being built.

10. Old Business

Bubbler Relocation Updated with the president's report

4 Way Stop Pipe Repair: Updated with the president's report

11. New Business

Pamela Falcigno discussed motorized vehicles (golf carts, scooters, mini bikes) and children driving them. Golf carts are not street legal unless they have a license plate and been registered as such. Golf carts were discussed in the newsletter this past month and will be discussed again in the upcoming month newsletter.

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Possible amendments of the documents and combining them was discussed. The point was that it would be reinstated and will require a community vote to pass. Gale will follow up with the attorney on cost and procedures.

12. Homeowner Issues

Homeowner noted traffic concerns with pedestrians

13. Next Meeting

May 12th, 2022, time TBD after confirmation with the Club.

14. Adjournment

Motion: A motion was made by Chuck Peacock to adjourn the meeting at 11:03am. Seconded by John Mickelson. ***All in favor, motion approved.***