



## **Meeting Minutes**

**DATE: December 8, 2022**

**TIME: 10:00am**

**LOCATION: Imperial Golf Club**

Board Members Present:

Tom Harruff (Virtual)  
James Wilson  
Gale Schwartz  
Chuck Peacock  
John Mickelson  
Pamela Falcigno  
Ted Anderson

Others Present: Kailin Francis, Vesta Property Services, Mark Thieme, Superintendent and 8 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 November 10, 2022, Meeting Minutes. Ted Anderson seconded. ***All in favor, Motion approved.***

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

Gale reported the first notice of annual meeting has been sent out. Online voting will take place this year. Voting is strongly encouraged as we need 158 proxies. There are four open seats and two intents have been received. The deadline for your intent is December 14. Collier County school board intent to rezone IGE into two schools (Veterans Elementary and Naples Park Elementary) was reconsidered. They expect to build two new schools by 2025. Wastewater pipe is being replaced by the county starting in the upcoming

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

Vesta Property Services  
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days. Homeowner property that is damaged during this will be replaced by the county.

**Maintenance:** Gale, Mark and other board members continue to meet each week to discuss ongoing maintenance projects. Mark has been painting the benches as well as repairing sidewalks to avoid trip hazards.

#### **5. GIB Report : Gale Schwartz**

The repairs of the front gatehouse have led to the resignation of the GIB president. The VP is now the acting president. The electric problem is being fixed by electricians. A proposal for repairs is unknown at this time since proposals were not received. Gate equipment has been ordered and should arrive soon. Statewide will be back onsite once the gates are operational. The GIB is exploring management change from Sandcastle Management. Front gate stickers are now \$50, and a transponder is \$100.

#### **6. Treasurers Report: Chuck Peacock**

Chuck reported there is a income surplus of \$2,045 which is primarily made of owner late fees and interest. Expense categories are over budget in insurance (60%), landscape (\$10,000) which is Hurricane Ian cleanup. **Motion:** Ted Anderson motioned to approve the treasurers report. John Mickelson seconded the motion. *All in favor. Motion carried.*

#### **7. Managers Report**

Vesta has mailed the coupon booklets for 2023. If you do not receive yours by 12/25, please call the Vesta office (239-947-4552) to have a new booklet resent to you. If you are on automatic payment withdrawal from your bank or through Vesta, then please log into your account to update the amount for 2023. Violations for weeds (Dollar weeds and Florida Snow Weeds) have been sent. Sod replacement required from Hurricane Ian will be addressed in January.

#### **8. Committee Report(s)**

ARB: Ted Anderson reported November was a slower month. There were 6 requests and 1 sale. Inventory of pods and dumpsters were notified as requests were not submitted by homeowner. Electric car plug-ins on outside of homes require an ARB application. FPL will be contacted to ensure we have enough room on our grid/transponder to add numerous electric cars.

Lakes: Lilly pads in Bismark lake will be treated today.

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School Update: Our attorney has been involved with the chain link fence discussions with the School Board and their maintenance of this area. We have asked the attorney to ensure we reserve the right to potentially build a wall at a later date.

Drainage: Tom Harruff reported Johnson Engineer is working on a design plan for the weirs at Bismark and Majestic. The plan for the transition to the county is in progress.

Veterans Roadway: Gale noted nothing new has been done since last month.

**9. Old Business**

None

**10. New Business**

Entrada Gate Rules: Action Automatic has resolved the gate issues. The school busses were recently having an issue with the clickers, and we are in progress of changing the clickers to barcodes. Piggy backing and side by side is a frequent issue. Discussion has had to add “slappers” inside area to prevent people from waiting to go in. Discussion ensued on the current rules and possible changes to deter the violations from happening. **Motion:** 14 days of deactivation for the vehicle that did it on the first offense and 30 day deactivation for full family on second offense (exact wording to be approved via email and will be posted to the website) **All in favor, motion carried.**

Annual Meeting is scheduled for January 23, 2023. There are 4 seats open. The notice with candidate intent forms will be sent in the next few days.

**12. Homeowner Issues**

Homeowner questioned the location of the weirs and water flow.

-Johnson Engineer has not completed their study of the water flow but that will be forthcoming. Location is at Majestic Park and Bismark Lake. Golf Course handles their own weirs.

Homeowner noted lake water levels have increased dramatically over the years and would the association have some assurance that the weir will be monitored by the county.

-Yes

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Homeowner noted there are 9 homes that attended a meeting and 8 of the homes requested a wall. The Board noted they will wait for the school to complete the fence and landscape buffer before further discussion ensues on the possibility of a wall.

**13. Next Meeting**

Annual Meeting, January 23, 2023

**14. Adjournment**

***Motion:*** A motion was made by Gale Schwartz to adjourn the meeting at 11:30m. Seconded by John Mickelson. ***All in favor, motion carried.***

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