



## **Meeting Minutes**

**DATE: February 10, 2022**

**TIME: 10:00am**

**LOCATION: Imperial Golf Club**

Board Members Present:

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

Others Present: Kailin Francis, 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 10:00am

**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:*** Jim Wilson made a motion to approve the December 14th, 2021 Meeting Minutes. John Mickelson seconded.

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

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

The annual meeting was a success and three new board members have been welcomed. They are quickly getting acquainted with the daily practices and policies in place. Legal fees were broken down by collection, road/school project as well as an additional legal opinion for association matter. The meeting minutes will start to be posted as a draft version to the website within 7 days from the meeting. The draft version is subject to change until approved at the next Board meeting. The committee for the school and the Veterans Memorial roadway have been separated into two committees.

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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



Charlie Litow is the chair for the Veterans Memorial Roadway and Frank DiMaria is the chair for the school. Gale gave an overview of the new process and procedure in place for Mark as a way to track the ongoing projects in the estates. The Board thanked Mark for his hard work on the Regal Way sink hole and the cost savings associated with it. There have been two ad hoc committees previously established for lakes and infrastructure and discussion to have these combined with beautification and maintenance respectively was had.

**Motion:** Chuck Peacock motioned to combine the ad hoc committees for lakes and infrastructure to the existing Beautification and maintenance committees respectively per the association by-laws. John Mickelson seconded.

**All in favor, Motion approved.**

#### **5. GIB Report**

The vendor gate passes have not been as successful as hoped. The GIB will pursue other ideas to eliminate the wait for entrance into Imperial Golf Estates

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

Given the recent reporting of an association management company embezzling funds, Chuck did his due diligence and confirmed IGE is reasonably protected from known vulnerabilities. Income exceeded budget for 2021 primarily due to home sales and owner late fees. Expenses are overbudget primarily for legal fees and lake maintenance. The 2021 audit is being started within the next 30 days.

#### **7. Superintendents Report**

This is being reported with the maintenance committee report.

#### **8. Managers Report**

2022 coupons were sent in December with the first payment being due January 1, 2022. Several courtesy late payment letters have been sent. Please contact Vesta if you need assistance making a payment. Several violations were issued for mailbox cleaning, roofs and driveways.

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

Maintenance and Beautification: The green curbs will be painted grey. Mark is currently pressure washing areas, particularly section 5 sidewalks and will determine other areas as needed. Bulletin Boards are in need of replacement.

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3 proposals were submitted with the stands or standalone bulletin board for outdoor use.

**Motion:** Jim Wilson made a motion to approve the bulletin board only for \$300. John Mickelson seconded.

**All in favor, Motion approved.**

ARB: Tabled for next month due to Peter absence.

Veterans Roadway: Gale reported our sound study, and the county sound study are still in process of becoming a mutual agreement. The road has been determined to be a four-lane road as well as 6ft higher than nearby IGE property grade. The association is pushing for a wall to be built.

School Update: Frank reported he met with multiple residents that are affected by this school in relation to decrease in quality of life, potential crime, and decline in property values. The site plan original approved by the school showed a 50ft natural buffer and a 15ft new shrubbery buffer. Currently there is only a 25ft buffer.

**Motion:** John made a motion to add Pete Trapani and Jim Shelly to the school committee. Seconded by Jim Wilson.

**All in favor, Motion approved.**

The committee as well as Gale and Pamela will meet with the county architects and attorneys for further discussion on their plan and intentions for the school as well as noise abatement.

**Motion:** John Mickelson made a motion to consult a land use attorney regarding interlocal agreement between the county and the school. Seconded by Chuck Peacock.

**All in favor, Motion approved.**

## 10. Old Business

Bubbler Relocation Update: The backordered parts are expected to be delivered this month to Lake Doctors.

Exotic removal and perimeter tree trimming: Two proposals have previously been received and are on hold until further review at this time.

Lake Maintenance Proposals: Anovus has been the vendor for several years and has recently sold to Naples Aquatic. Two other vendors have submitted proposals to maintain the lakes as well. All cost and proposals were reviewed.

**Motion:** John Mickelson made a motion to approve the Naples Aquatic proposal as submitted. Seconded by Tom Harruff.

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Tom Harruff- Yes  
Chuck Peacock- Yes  
John Mickelson- Yes  
Gale Schwartz- abstained  
Jim Wilson- No  
***Motion approved. 3-2***

#### 11. **New Business**

Bulletin Boards: This was discussed in the maintenance committee report.

Committee Members: Previously discussed in presidents report as well as school committee report.

Background checks for Sales and Leases: Tabled due to Peter Crociata absence.

#### 12. **Homeowner Issues**

Homeowner questioned rewrite of document status from December meeting- Board reported its in progress.

Homeowner discussed pressure washing and possible resident bulk discounts. Homeowner discussed fishing in the ponds as well as walking on private property by non-imperial residents.

Homeowner suggested asking the tennis court guests to clean up the premises.

#### 13. **Next Meeting**

March 10, 2022 at 6:00pm

#### 14. **Adjournment**

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

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