



Meeting Minutes

DATE: July 14th, 2022

TIME: 10:00am

LOCATION: Imperial Golf Club

Board Members Present:

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

Others Present: Kailin Francis and James Tanigawa, Vesta Property Services, Mark Thieme, Superintendent and 5 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: Jim Wilson made a motion to approve the June 9th, 2022, Meeting Minutes. Ted Anderson seconded. **All in favor, Motion approved.**

4. President's Report: Gale Schwartz

Gale Schwartz reported two alligators have been removed from Empress lake. There is potentially another alligator in the lake. If so, this will be removed as well. Governing documents have been combined by the attorney to have one complete file with amendments. **Motion:** John made a motion to accept the governing documents combined as presented by the attorney. Chuck seconded. **All in favor, Motion approved.** The Entrada gate continues to have issues. Mark has been taking care of the mechanical items.

IMPERIAL GOLF ESTATES HOMEOWNERS ASSOCIATION, INC.

Vesta Property Services
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Vesta will contact Action Door for possible service agreement and audit of current gate items. Signs addressing gate outage are in progress and two will be ordered soon. Homeowner has sent a letter to the Board of Directors regarding lawn art in a backyard. The governing documents do not prohibit lawn art in the backyard and was approved by the ARC committee previously.

Maintenance: Gale, Mark and other board members continue to meet each week to discuss ongoing maintenance projects. Curbs are going to be cleaned on corner lots to assist with the beautification of the community. Low hanging trees should be trimmed to ensure clearance for large trucks. Mark will work on low limbs in the park areas.

Beautification: Perennials have been installed and mark is watering those to ensure they are well rooted. Entrada roadway landscaping is being discussed and will be presented to the Board when ready.

5. GIB Report: Gale Schwartz

The front gate is having issues with the exit side. The exit arm falls off from the constant vibration. The GIB is looking at possible options of adding a rubber speed bump to slow residents down and allow the gate adequate time to open and close. After discussion, the IGE board is against the possibility of a speed bump. Landscaping at the front entrance continues to be discussed.

6. Treasurers Report: Chuck Peacock

Chuck reported there is a deficit this month due to the audit bill being paid. YTD above budget with a \$30,000 surplus however with the remaining months we are expected to end the year on budget. Audit adjustments are needed and then year-end financials will be published on the website. **Motion:** John motioned to accept the treasurers report, Ted seconded. **All in Favor. Motion approved.**

8. Managers Report

Violation inspections have been completed with primarily mailbox repairs. There was one Entrada gate violation which resulted in the bar being knocked down. This homeowner has received a fine and Mark repaired the gate arm. Homeowner assessments were due July 1. Late notices will be sent on Monday to include late fees and interest. Please contact Vesta if you need assistance in making your payment. Duke Dr residence with a pod was granted a two-week extension. The home entering the community with a pod will be submitting a request for approval as they are intending on selling their home. A home with overgrown vegetation on the streetlight and into the

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easement area is being handled by the Collier County Code Enforcement to require cutbacks on all vegetation.

9. Committee Report(s)

ARB: 13 ARB applications were submitted this month for review for roofs, generator and propane tanks. 1 sale was approved.

Veterans Roadway: Pam gave an overview of the road and why they have agreed to building a wall. The engineers are hopefully the current contractor can submit the wall as a change request to be approved by the county. If not, then the county will need to go out for bids and then present it to the county for their approval on vendor which would take place in September. Discussion on additional wall at Imperial Golf Estates expense was held amongst the board.

School Update: Mr. Shelley gave a recap of timelines for survey and landscaping plans. We should have the projected landscape plan within two weeks per the Facilities Manager for the school.

Comcast: Ted reported Comcast was to start removing the Coax cable within Imperial Golf Estates this week. They will be replacing the sod as the boxes are removed. This is expected to take less than a week.

10. Old Business

Bubbler relocation is close to being completed. Electrical has been completed. We are waiting for the lines to be pushed through then connection can take place.

11. New Business

Asphalt Stripes: The board discussed the proposals received to update the yellow stripes on the road. After discussion, no motion was made and the Board will not move forward with this project at this time.

ARB Guidelines: The guidelines have been reviewed and revised by all Board members. The draft version is presented today. Motion: John made a motion to approve the draft guidelines with additional paragraph added as Gale suggested. Pam Seconded. Discussion was had on several portions of the guidelines to be revised in regard to wording of such. John rescinded his motion on the table. Guidelines are tabled until next month after further review.

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Governing Documents: Discussion was held under President's report.

Community Speeding: Speeding is a severe concern in the community. Possible options were discussed to have vehicles to slow down. The Board will ask to have temporary speed sign from the county placed on various streets to encourage the speed limit. Vendors parking close to the intersections were discussed. Vesta will send letters to appropriate vendors to ensure they are parking the safe distance from areas of concern.

12. Homeowner Issues

None

13. Next Meeting

August 11, 2022 at 10:00am.

14. Adjournment

Motion: A motion was made by Ted Anderson to adjourn the meeting at 11:43am. Seconded by Jim Wilson. ***All in favor, motion approved.***

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