



Meeting Minutes

DATE: March 10, 2022

TIME: 6:00pm

LOCATION: Imperial Golf Club

Board Members Present:

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

Others Present: Kailin Francis and James Tanigawa, Vesta Property Services,
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 6:00pm

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: Tom Harruff made a motion to approve the February 10th, 2022, Meeting Minutes. Pamela Falcigno seconded.

All in favor, Motion approved.

4. President's Report: Gale Schwartz

Gale Schwartz attended the school board meeting with the committee members. Chuck Peacock and Gale have met to develop a spreadsheet to track and categorize expenses with projects accurately. Gale continues to meet with Mark and John each week and invites one additional board member for their input in projects as well.

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



Perimeter landscaping previously quoted proposals have been disregarded. This is homeowner responsibility. The trees blocking the access are on homeowner property and homeowners should trim the trees accordingly.

John and Gale have walked all the common areas. Jose will clean up certain areas and Mark will clean other location as well as spray the weeds.

5. GIB Report

Elections will be held in April for Directors. Greg Stevens is expected to remain the president. Discussion regarding landscaping at entrance is taking place at the GIB meetings and the area is currently under review. Possible increase in GIB fees due to staffing cost increases with the security company.

6. Treasurers Report: Chuck Peacock

Chuck reported January financials are healthy. Over income by approximately \$12,000. January electrical reflects approximately twice the normal charge while February is essentially zero. The cause is being examined. The preliminary 2021 year-end financials are currently under audit and final comments will be forthcoming. **Motion:** Tom Harruff motioned to accept the treasurers report as presented. Pete Crociata seconded. **All in favor, motion approved.**

8. Managers Report

2022 coupons were sent in December. The next quarterly payment is due April 1, 2022. Please contact Vesta if you need assistance making a payment. Several violations were issued for mailbox cleaning, roofs, and driveways as well as courtesy notices for perimeter trimming. Tom Harruff discussed two violation issues that will need to proceed to the next step which is a fining meeting for nuisance dog barking. **Motion:** Tom made a motion to move forward with the fining process for both residences discussed. Pete Seconded. **All in favor, motion approved.**

9. Committee Report(s)

Infrastructure: Tom discussed the canals and the drainage with surrounding communities. The county Stormwater Management has a study being completed with Johnson Engineer. The county has previously stated they would take over maintenance of phase 1 and 2 drainage swales upon the completion of the new school.

ARB: Pete noted multiple ARBS', sales and leases for the last two months have occurred.

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Veterans Roadway: Gale reported on behalf of Charlie Litow (Committee Chair) that the county has agreed to a new sound study with our terms and at the County's expense.

School Update: Frank reported on the school meeting that was held in February. A wall was requested. The county site plan shows 50 ft preserve buffer but has currently been removed. At present, there is a 25 ft of trees. The county has agreed to a walkaround the area on March 23 at 9:00am, meeting at the northern end of Veterans Memorial, Princess Ct side. Frank requested last month to have legal assistance to pursue a wall. The Board agreed last month to have legal opinion on the interlocal agreement only. Gale discussed the approval of the interlocal agreement. She also discussed the county is willing to replace the fence as well as maintain it. Plants will be planted between the fence and the berm which is 34 ft. The berm will be 3 ft in height and 2 ft wide shelf. Then additional plants will be planted in the remaining 14 ft from the berm to the school which is equivalent to the 50ft buffer that was required. Gale noted the Board will discuss any legal assistance, if needed, going forward.

10. Old Business

Bubbler Relocation Update: The electrician previously approved to do the work has withdrawn his acceptance. The Board went out for new bids. 4 contractors were contacted. Only 2 submitted bids. One bid was for \$9950 and is 4 weeks away from scheduling. Another bid was for \$8700 and can have the work completed within 10 days. **Motion:** John motioned to approve Breckenridge Builders for \$8700. Tom Harruff seconded. **All in favor, motion approved.**

4 Way Stop Pipe Repair: Gale discussed the current sink hole location and issues it is presenting. We have had several contractors evaluate the area and possible remedies. One company proposed to replace the pipe at \$23,000. Another company has proposed to insert a foam adhesive in between the pipes to structurally secure them. This proposal is \$10,800. The project should take 2 days to complete and is 6 weeks for scheduling. This comes with a 5-year warranty. **Motion:** John made a motion to accept the foam adhesive proposal from Helicon Geotech for \$10,800. Pete Seconded. **All in favor, motion passed.**

11. New Business

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Background Checks for Sales and Lease applications: Pete discussed the possibility of adding a background check to lease applications and sales. After discussion and review of the documents, sales applications are not subject to this requirement but will be investigated for the future. **Motion:** Pete made a motion to add a background check to the lease application requirements. John seconded. **All in favor, motion passed.** **Motion:** Tom made a motion to charge the background check fee on the application. Pamela seconded. **All in favor, motion passed.**

Stop Sign Painting: Gale discussed powder coating the stop signs to black as they are currently green. Powder coating is required since the posts are metal. Regular painting will deteriorate. A proposal was submitted to do 7 signs for \$4100. The Board unanimously decided against this project and will not pursue this.

Signage Rules: General discussion was had regarding flags and signs as well as current concerns with such items. **Motion:** Pamela motioned to adopt the Florida flag rules for verbatim. John seconded. **4 approved, 3 against. Motion carried.**

Tom Harruff- No
Chuck Peacock- No
John Mickelson- Yes
Gale Schwartz- Yes
Jim Wilson- No
Pamela Falcigno- Yes
Pete Crociata: Yes
Motion approved. 4-3

Signs will be further researched and discussed at a future date.

12. Homeowner Issues

Homeowner thanked the Board for their hard work.
Homeowner discussed ACH with management.
Homeowner discussed the tennis court area and would like it cleaned up.
Homeowner noted the new Bulletin Boards look great.
Homeowner discussed his Koi Pond in the landscaped area behind his home. He previously submitted a request to have a chain link fence around the pond to avoid the otter getting to his fish. This was denied as chain link fences are not permitted. He has requested the Board to review this variance request.
The fence is to be 1 ft deep, and 4 ft high located in the back of the home.

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Motion: Tom motioned to approve this variance request as presented. John seconded. **5 approved, 2 against, Motion carried.** Homeowner verbally agreed in the event the fence was ineffective or the home was put up for sale, the fence would be removed.

Tom Harruff- Yes
Chuck Peacock- Yes
John Mickelson- Yes
Gale Schwartz- Yes
Jim Wilson- Yes
Pamela Falcigno- No
Pete Crociata: No

Motion approved. 5-2

13. Next Meeting

April 14, 2022, at 10:00am

14. Adjournment

Motion: A motion was made by Chuck Peacock to adjourn the meeting at 8:48pm. Seconded by John Mickelson. **All in favor, motion approved.**

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