



## Meeting Minutes

**DATE:** May 12th, 2022

**TIME:** 10:00am

**LOCATION:** Imperial Golf Club

Board Members Present:

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

Others Present: Kailin Francis and James Tanigawa, Vesta Property Services, Mark Thieme, Superintendent and 4 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 April 14th, 2022, Meeting Minutes. John Mickelson seconded.

**All in favor, Motion approved.**

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

Entrada gate will have the cameras and sensors repaired on Tuesday. Piggy backing has been an issue this month, several notices have been sent for suspensions. This rule is enforced as it's the agreement with neighboring associations, only IGE residents will use the Entrada gate. Mark has been clearing the ditch along Entrada Avenue but is at a standstill until the tractor is repaired.

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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



**Motion:** Tom Harruff made a motion to approve the tractor repairs per the proposal received. Chuck Peacock seconded. *All in favor. Motion approved.*

**Maintenance:**

Mark has completed the pressure washing of the sidewalks and necessary repairs. The medallions and pavers cleaning will be starting soon. The bubbler relocation has come into an issue. The vendor's third-party boring company has backed out, so the vendor has proposed hand trenching the area with minimal damage to the surrounding areas to complete the project in the proposed bid amount. The lake algae is visible and is currently being treated.

**Beautification:** Proposal for annual flowers was received for \$3500. They are looking into other possible perennials or longer flowering options as a cost savings.

**5. GIB Report**

The security contract is under review. They are looking into possible virtual guard options and other technology options to keep the pricing in-line. The landscape in the median is being discussed. Yellow lines and reflectors have been completed.

**6. Treasurers Report: Chuck Peacock**

Chuck reported YTD cost are doing good. Income above budget by 9.6%. Expense is over budget in tree trimming and electric charges. The audit is in progress and will be reported once received.

**8. Managers Report**

Violation inspections have been completed and letters have been sent. A few lawns with dead sod, dirty roofs and driveways were a concern this month. Second quarter late notices have been sent. Residents are urged to contact Vesta to submit a payment if they receive a notice.

Violation from last month was discussed. The trees have been cut back from the sidewalk however the streetlight still remains covered by vines. Brazilian Pepper trees are present on the lot which is an invasive tree to be removed. The county will be notified to assist with enforcement on this matter.

**9. Committee Report(s)**

ARB: Several ARB applications have been approved this month and all pending applications have been notified of the decision.

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Leasing: 1 lease was approved this month.

Veterans Roadway: An agreement has not been reached on the sound study parameters. Publicity might be an option to push the county for an agreement.

School Update: The project manager for the school is getting a site layout with a timeline. Presentation on boundary area is expected in mid- June. Communication to the owners regarding landscaping being removed will be forthcoming and with the proposed intentions of replacement landscaping.

#### 10. **Old Business**

Infrastructure: Johnson's engineer has completed their research on the drainage and are moving into their module stage.

LED Lights: FPL is still in the works on being contacted for the streetlight upgrade to LED lights.

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

Appointment of Director: Ted Anderson introduced himself as an IGE resident for approximately 18 months with previous Board activity with Bay Forest Homeowners Association.

**Motion:** John Mickelson made a motion to appoint Ted Anderson to the Board of Directors to replace Pete Crociata position. Pamela Falcigno seconded. ***All in favor. Motion approved.***

Treasury Accounts: Chuck discussed concerns with possible theft and the need to increase our crime insurance policy. The Board reviewed the proposal given by Gulfshore Insurance.

**Motion:** John Mickelson motion to accept the proposal submitted by Gulfshore as presented, Tom Harruff seconded. ***All in favor. Motion approved.***

Chuck discussed the desire to meet with Management to transfer funds into various bank accounts with higher interest rates and to protect the assets.

**Motion:** Tom Harruff made a motion to allow Chuck with management to explore banks and transfer funds. Ted Anderson seconded. ***All in favor. Motion approved.***

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Paychex: Recently an association in SWFL was victim to fraud with the third-party payroll company they use. IGE utilizes the same payroll company but was not subject to the fraud. Management discussed the scenario with the current employee switching to Vesta payroll but would remain an IGE employee.

**Motion:** Pam Falcigno motioned to leave the payroll with the current third-party provider. Tom Harruff seconded. **All in favor. Motion approved.**

Signs: Gale reviewed the attorney recommended sign rules.

**Motion:** Pam Falcigno motioned to table this discussion until the next Board meeting which will allow ample time to review. Chuck Peacock seconded. **All in favor. Motion approved.**

## 12. Homeowner Issues

None

## 13. Next Meeting

June 9th, 2022 at 10:00am. Annual Meeting confirmed for January 23, 2023.

## 14. Adjournment

**Motion:** A motion was made by Chuck Peacock to adjourn the meeting at 11:15am. Seconded by John Mickelson. **All in favor, motion approved.**

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