



Meeting Minutes

DATE: November 10, 2022

TIME: 6:00pm

LOCATION: Imperial Golf Club

Board Members Present:

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

Others Present: Kailin Francis and James Tanigawa, 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 6:02pm

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 October 13th and November 2nd, 2022, Meeting Minutes. Ted Anderson seconded. ***All in favor, Motion approved.***

4. President's Report: Gale Schwartz

Gale confirmed we are on the county list for debris pickup. The common areas were done by the association but we are waiting on the county for homeowner debris pickup.

Maintenance: Gale, Mark and other board members continue to meet each week to discuss ongoing maintenance projects. Mark has been replacing

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services

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reflectors and painting and repairing signs. He recently has started to fix tripping hazards on the sidewalks.

Beautification: Common areas have been trimmed and cleaned up from the hurricane. Clusia is growing well due to Mark watering and fertilizing them routinely.

5. GIB Report: Gale Schwartz

The front gatehouse is under repair. There is not flood insurance on this building and we are uncertain of the cost of repairs at this time. New arms for the gates have been ordered. Anticipated completion is expected by end of November.

6. Treasurers Report: Chuck Peacock

Chuck reported income was below budget and so were the expenses for the month. We are expected to end the year in line with the budget. **Motion:** Jim Wilson motioned to approve the treasurers report. Ted Anderson seconded. All in favor. **Motion carried.**

7. Managers Report

Vesta has held budget workshops with the treasurer and board to draft the 2023 budget. The 2023 coupons and copy of the approved budget will be sent to homeowners by December for a January 1 due date. Violation drive throughs continue with 47 sent this month on various items such as driveway and roof cleaning as well as weeds. Homeowners are returning for the season so we expect these items to be cleared up soon.

8. Committee Report(s)

ARB: Ted Anderson reported 10 applications have been approved as well as 2 leases. All applications are current and working through the process. Ted noted the ARB application and guidelines can be found on the website and once completed is sent directly to Vesta.

School Update: Jim Shelley discussed the landscaping proposed by the school. The attorneys' for the association and school will be discussing the easement and fence in the upcoming weeks. The school is also discussing the drainage and swale as something appears to be blocking the water flow.

Drainage: Tom Harruff reported the county is still in progress of taking over the drainage. Johnson Engineer has completed their report and submitted it to the county for their review. Things have slowed down slightly due to the hurricane but are expected to move forward in the upcoming weeks.

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Veterans Roadway: Charlie Litow reported the county will be building a 14ft wall in the spring/summer of 2023. This will be in their standard beige/yellow tone. County will take care of the maintenance. The wrap-around of the wall to 4 houses would be an association expense. The board agreed the committee could look into this cost expense and report back to the board of their findings.

9. Old Business

None

10. New Business

2023 Budget: Chuck gave an overview of the process to develop the budget and continued with key line items that contribute to most of the costs. Jim Wilson thanked Chuck for all of his hard work on the budget. **Motion:** a motion was made by John Mickelson to approve the proposed 2023 budget. Ted Anderson seconded. **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 discussed analysis of wall for the school to be proposed to the membership. The board will wait for the re-landscaping plan from the school before reviewing an option of a wall.

Homeowner discussed debris that is being dumped in her area. The board noted if she knew who it was then a letter could be sent accordingly.

Homeowner asked if a credit was to be given from comcast for the outages experienced. Board noted Chuck is in communications with them and will report once a resolution is reached.

13. Next Meeting

December 8, 2022, at 10:00am

14. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 7:03pm. Seconded by John Mickelson. **All in favor, motion carried.**

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