



Meeting Minutes

DATE: October 13, 2022

TIME: 10:00am

LOCATION: Imperial Golf Club

Board Members Present:

Tom Harruff (Virtual)
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 6 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. Guest Speaker:

Marc Rouleau, Executive Director, Facilities Management for Collier County Public Schools was present to discuss concerns with the swales and retention basis. The county will need to investigate the retention ponds. Mark Thieme took Marc Rouleau to view the areas of concerns.

4. Reading or Disposal of unapproved Meeting Minutes

Motion: Jim Wilson made a motion to approve the September 9th, 2022, Meeting Minutes. Ted Anderson seconded. ***All in favor, Motion approved.***

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services
27180 Bay Landing Drive, Suite 4
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4. **President's Report: Gale Schwartz**

Gale Schwartz reported the lake levels were lowered for several days leading up to the hurricane which resulted in minimal flooding. Common areas experienced down trees from Hurricane Ian. Jose cleaned up the common areas and removed the debris. Homeowner debris will be removed by the county and FEMA. Comcast representatives have been in constant contact everyday working diligently to resolve the outage. This outage is affecting several communities in Collier County not just IGE. Tom Harruff is working with Comcast for a possible credit to the association.

Maintenance: Gale, Mark and other board members continue to meet each week to discuss ongoing maintenance projects. Mark has installed temporary stop signs until the new ones can be installed. The clusias along Entrada Avenue are doing nicely as Mark continues to water them.

Beautification: Clusia Hedge has been installed down Entrada Avenue. Mark continues to water the hedge to ensure a healthy growth. Perennials were planted to replace the annual flowers in several areas.

5. **GIB Report: Gale Schwartz**

The front gate guardhouse incurred flooding which damaged the gate system as well. Several options have been proposed to the GIB by the representatives. No options have been approved at this time. The GIB fee will be increasing \$8 a year per a door for 2023. Security contracts are being explored as the contract ends June 2023. A new landscaper has recently been hired.

6. **Treasurers Report: Chuck Peacock**

Chuck reported expenses are above budget by 3%. An end of year budget deficit is expected of \$25,000. The 2023 budget development is ongoing. Cable and GIB are the top two expenses, and both are having increases for 2023.

Motion: Jim Wilson motioned to approve the treasurers report. John Mickelson seconded. All in favor. **Motion carried.**

8. **Managers Report**

Association assessments were due on October 1. Late fees and interest will be added to accounts that have not paid. Please contact Vesta if you need assistance making your payment. Violation letters were sent for roofs and yard weeds. Please contact Vesta to let me know you received the letter and plan on rectifying the issue even if it will be after the 30-day timeline.

Vesta's office was closed for the hurricane but employees were working

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remotely to handle any concerns. We have now opened the office again and are operating as normal.

9. Committee Report(s)

ARB: Several ARB applications have been approved along with 3 sales and 1 lease.

Veterans Roadway: Charlie Litow is setting a meeting with the roadway for the wall design around the first week of November.

10. Old Business

Entrada Gate: None

11. New Business

Hurricane Ian Recovery: Discussed in presidents report.

12. Homeowner Issues

Homeowner filed a complaint with code enforcement against the county for the buffer between the school and residents home. The county has said no violation based upon arial inspection and have closed the case.

13. Next Meeting

November 10, 2022, at 6:00pm

14. Adjournment

Motion: A motion was made by John Mickelson to adjourn the meeting at 11:25am. Seconded by Ted Anderson. *All in favor, motion carried.*

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