



Draft 2023 Annual Meeting Minutes

DATE: January 23, 2023

TIME: 7:00 pm

LOCATION: Imperial Golf Club

Board Members Present: Tom Haruff (via phone)
John Mickelson
James Wilson
Gale Schwartz
Chuck Peacock (via phone)
Pamela Falcigno
Ted Anderson

Others Present: Naomi Baratko Vesta Property Services, 39 homeowners in person.

1. Establish a Quorum/Call to Order:

The meeting was called to order by Gale Schwartz at 7:03 pm. A quorum was not established, therefore the Annual Meeting became an informational meeting with Q&A, after the reports of the officers.

2. Proof of Notice:

Gale Schwartz 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 Minutes of Last Annual Meeting

The minutes from the 2022 Annual Meeting were not available. These will be made available for the 2024 Annual Meeting, as well as the 2023 minutes.

4. Reports of Officers

Jim, from the School Committee- offered that he will be meeting with the school district on February 22 and will provide updates afterwards. Jim will also receive architect boundary information and the landscape design which he can pass along as well.

Charlie, from the Road Committee-stated that he is awaiting contractor bids regarding the 14' wall to be constructed. Charlie offered that per noise consultants, the wall should have "wraps" on both sides. He expects an update within 1-2 months.

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



4. **Reports of Officers Continued-**

Pam Falcigno discussed the drainage swales and the stormwater weirs which control the outflow for stormwater.

Currently IGE manages the swales. Tom is working with the county, attempting to have the county take control over the swale management. The county is meeting in 4-6 weeks' time to make their decision.

Treasurers Report was provided by Chuck Peacock-

Chuck stated that the November and December financial reports were late, therefore he did not have proper time to review in length. Chuck did state that the operating deficit for December was at -\$14K.

This is due in part to the drop off in home sales and transfer fees, and the fencing invoice. Chuck wishes for Vesta to go over expense line items for clarification. Chuck did deem that the year end projections were in line.

Chuck explained that the 7.4% increase in dues are directly related to vendor increases, with insurance being the highest increase at 61%.

Gale Schwartz offered the GIB report as well as IGE items-

The front gate repairs could possibly be completed by the weekend. The "In Gate" will remain open during the daytime hours, and closed from dusk to dawn, until passes can be issued. The out gate is functional currently.

Gale spoke about the "beefed" up maintenance, with Mark watering the plants twice per week as there is no irrigation in place.

Pressure washing will not be outsourced, as Mark will provide this service in house. We are obtaining bids on replacing the wood signs with metal, and the benches have been updated. John and Gale meet with Mark each Friday to go over maintenance items and any issues.

Gale stated that ARB forms are to be sent to Vesta first. In turn Vesta will forward to Chuck Anderson once all necessary documents have been verified.

Gale stated that volunteers for the newsletter are needed.

5. **Election of Officers**

No election was necessary as the vote was uncontested.

6. **Unfinished Business-N/A**

7. **New Business-N/A**

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8. **Questions from the Members**-The topic discussed as relating to the new High School, which is scheduled to open August 2023, brought about several Concerning issues, including the landscaping, and replenishing Trees and plants in the “green space”. Main concern is the new “View”, as the trees have been removed and the question was Posed as to erecting a wall. Gale has advised to be patient and please wait until all construction has been completed. Various members brought up the same issue.

It was also discussed obtaining legal advice upon Completion of the project should not all promised or Approved items to be provided to IGE.

9. **Adjournment**
With no further business to come before the board, Gale Schwartz made a motion to adjourn the meeting, With Ted Anderson to second the motion, which Passed unanimously.

Respectfully submitted,

Naomi Baratko
CAM/Property Manager

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