



## **Approved Meeting Minutes**

**DATE: October 13, 2023**

**TIME: 10:00 am**

**LOCATION: Imperial Golf Club**

Board Members Present:

Gale Schwartz

Jim Wilson

Pamela Falcigno

Ted Anderson

Chuck Peacock

Others Present: Naomi Baratko, Vesta Property Services, 7 homeowners, and 3 members via Zoom

**1. Establish a Quorum/Call to Order:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00 am

**2. Proof of Notice:**

Gale Schwartz gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

**3. Reading or Disposal of unapproved Meeting Minutes**

**Motion:** Ted Anderson made a motion to approve the September 14, 2023, Meeting Minutes. Chuck Peacock seconded. ***All in favor, Motion approved.***

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

Gale Schwartz began the Presidents report stating that the "tailgating" through the Entrada entrance has slowed down somewhat. Gale did inform the members that a homeowner who was a repeat offender, has had the passes privilege taken away for 30 days.

Gale stated that a Fining Committee has been formed, with 3 members volunteering to commit to this task.

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**IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.**

Vesta Property Services

27180 Bay Landing Drive, Suite 4

Bonita Springs, FL 34135

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### **Presidents Report Continued:**

Gale updated all regarding the ongoing maintenance projects. A maintenance meeting is conducted each Friday with Gale, Ted Anderson and Mark Thieme.

### **GIB Report: Gale Schwartz**

Gale stated that the G.I.B now has a full functioning board, and the next meeting will be via Zoom on Friday. Gale also stated that the GIB has absorbed all expenses incurred by hurricane IAN, including \$50K for the front island. \$147K has been spent on hurricane repairs to date.

Gale stated that the GIB dues will increase in 2024, from \$18 per household, per quarter, to \$22 per household. This is in part due to obtaining flood insurance for the front gate, and gatehouse. There will be no assessment of the communities.

### **5. Treasurers Report: Chuck Peacock**

Chuck Peacock offered his report, stating that year to date as of the Financial Report from August 31, 2023, shows the income is slightly above budget by .5%, and the expenses are below budget by 8.2%.

Chuck also advised that there are some inconsistencies that require further analysis by the Vesta Accounting Department. Gale questioned if we are receiving transfer fees. Chuck answered yes.

Chuck and Naomi to work together on the proposed 2024 Budget.

### **6. ARB Report)**

**ARB:** Ted Anderson reported that ARB requests have increased somewhat, with requests for Roofing, Paint and windows being processed. Also, sales and leasing applications.

Ted does wish to amend Article 10.4 regarding leasing. This topic was tabled until the November meeting.

### **7. Committee Reports:**

#### **Veterans Road Wall**

Gale began this report stating that the County has taken soil samples, and indicated that it could take 5-6 months for our portion of the wall to be completed, as the contractors bid needs to go back to the County for a 2<sup>nd</sup> approval.

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- **Veterans Road Wall**-Chuck asked Pam Falcigno about the noise level increase. Pam stated the noise level has increased substantially, Also noting that traffic backs up quite a way on Empress when school lets out. Pam noted that the landscape still needs to be performed as the conservation area is barren.
- Gale has a meeting scheduled for next week with Mark. Gale and Pam explained that the CCPS controls the conservation area.

#### **Entrada Entrance**

- Jim Wilson had nothing to report at this time. Pam stated that a person had attempted to tailgate behind her through the Entrada gate.

#### **Weirs**

- Pam commented that Stormwater Management is designing the weir replacement-permit forms that have been sent, and drilling will begin on Majestic and Bismarck.
- Pam also commented on the red and green algae bloom the property had experienced. Water samples were sent to a biology lab for testing. It was determined that this was a natural occurrence with no wildlife kill.
- Jim questioned that the water reserve by the South Weir could possibly flood. Vesta to contact Geo Gonzalez and Eric Montalvo from the county.

#### **8. Manager's Report**

- Naomi from Vesta outlined the few violations in progress, with nothing else to report.

#### **9. Old Business:** -There was no old business to discuss

#### **10. New Business-Change Bylaws pertaining to Leasing**

- Ted has suggested the rule for leasing within Imperial Golf Estates to change from the 30-day minimum to one (1) year leases. Gale will reach out to the attorney for guidance in this matter. This will be an item on the Annual meeting agenda. Pam made a motion to approve this suggestion, with Jim to second the motion, it carried unanimously.

#### **Chain Link Fence Removal**

- Vesta is to reach out to scrap vendors for free removal of the existing fence by the school. The school has erected their own fence, while the Imperial fence has much needed maintenance. The removal of the fence will benefit Imperial Golf Estates and hope to have completed prior to the school planting. Ted made a motion to approve the fence removal, with Chuck to second the motion is carried unanimously.

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**12. Homeowner Comments-**

- A member questioned who Geo Gonzalez worked for. Pam stated that Geo works for Storm Water Management. They also commented about the overgrowth in the swales.

**13. Adjournment**

***Motion:*** A motion was made by Chuck Peacock to adjourn the meeting at 11:02am. Seconded by Jim Wilson. ***All in favor, the motion carried.***

Respectfully submitted,  
Naomi Baratko  
LCAM, Property Manager

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