



Approved Meeting Minutes

DATE: December 14, 2023

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Jim Wilson

Pamela Falcigno

Ted Anderson

Chuck Peacock

Others Present: Naomi Baratko, Vesta Property Services, 3 homeowners, and 10 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: Jim Wilson made a motion to approve the November 9, 2023, Meeting Minutes. Ted Anderson seconded. The motion which carried unanimously.

4. President's Report: Gale Schwartz

Gale Schwartz began the Presidents report stating that the newly formed. The finning committee did hold the first official meeting which involved recommending to the Board that a fine is in order at this time for two residents that have failed to fall into compliance regarding the appearance of their properties. Gale also stated that complaints have been filed against a homeowner with an aggressive dog, that has been left unattended outdoors. A letter has been sent to the homeowner.

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



Presidents Report Continued:

Gale reported that a large alligator had been spotted on the lake bank near the 18th hole of the East course. A trapper permit has been issued.

Gale provided an update stating that Collier County Public School (CPPS) will complete the “plug” plantings by mid-January 2024.

There continues to be issues with the back gate, and tailgating occurrences. Recently a homeowner has lost the privilege of the back gate for 30 days.

Gale advised the date of the 2024 Annual meeting will be on January 21, 2024 at 7 pm.

Gale offered the maintenance report stating the ongoing maintenance continues daily. This includes cleaning sidewalks, roads, and general projects.

GIB Report: Gale Schwartz

Gale stated that the electrical issues have been solved at the gatehouse and is in the last stages of repairs including interior painting, furniture and countertops being installed. Additional cameras are being added, as there have been multiple accidents. The landscaping of the front island looks good. They are still accepting bids for a new security company, and possibly having a virtually manned gate.

5. Treasurers Report: Chuck Peacock

Chuck Peacock offered this report, stating that year to date as of the shows the income is above budget by 1.3%, and the expenses are below budget by 6.4%.

The primary factors in income being above budget are two General Ledger accounts being Owner late fees/Interest and sales/Overage/Transfer fees. On the expense side the overreaching reason for the below budget performance is that every expense category except for one, is under budget. Ted Anderson made a motion to approve the Treasurer's Report, with Pam Falcigno to motion the motion which carried unanimously.

6. ARB Report)

ARB: Ted Anderson reported that ARB requests have slowed slightly with 7 requests for Roofing, Paint, shutters and windows being processed. Also, there was 1 sale and leasing application.

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7. Committee Reports:

Pam Falcigno had nothing new to report regarding the swales.

Entrada Entrance

Jim Wilson stated that old stickers are not working. Replacement stickers are \$10 each if they are over 1 year old.

Veterans Road Wall

Gale stated that the design plans are to be reviewed. This could take 30 days for approval from the structural engineer.

8. Manager's Report

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

9. Old Business: -Fence Removal and Bids

Gale noted Vesta had obtained another bid, bringing the total bids to 4, however it was discussed that Zeb will complete the job in total for a cost of \$3000. Mark will oversee the project. A motion was made by Ted to approve the bid, with /Chuck to second the motion, this carried unanimously.

10. New Business-Mailbox Options

A 3rd choice was discussed, and decided against adding to the Mailbox profile, which does need to be updated on the Imperial website.

11. The next meeting date (s) will be determined shortly and announced to the board. Tentatively February 8, and March 14, 2024 at 10 am will be the first two meeting of the new year.

12. Homeowner Comments-

- A member commented about contractors coming onto the property on Sundays. Gale explained that when this happens, they normally come in, in an unmarked vehicle. Contractor hours are M-F, 7am to 6pm.
- A member asked for the property's website address, of which Gale provided.

13. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 10:54 am Seconded by Pam Falcigno. *All in favor, the motion carried.*

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager