



Approved Meeting Minutes

DATE: February 9, 2023

TIME: 6:00 pm

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz
Jim Wilson
Chuck Peacock
Pamela Falcigno
Ted Anderson

Others Present: Naomi Baratko, Vesta Property Services, 9 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 6:00pm

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: Chuck Peacock made a motion to approve the December 8, 2022, Meeting Minutes. Ted Anderson seconded. *All in favor, Motion approved.*

4. President's Report: Gale Schwartz

Gale reported that the annual meeting was an informational meeting as a quorum was not met. Gale stated that there have been changes in management at Vesta and introduced Naomi as the new property manager. Gales explained the erroneous email blast from Vesta regarding the launch of a new Vesta website titled NABR Network, which was sent to residents prematurely. Gale stated that the board had viewed a demonstration of this website and a decision of utilizing this website will be discussed further amongst the board members. A decision to come at a later date. Gale discussed the beautification projects and stated that new perennials were planted, in place of annual flowers which will control cost.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services
27180 Bay Landing Drive, Suite 4
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Presidents Report continued: Gale informed the residents that each Friday, a maintenance meeting is conducted with Mark Thiemes to go over current projects and the progress of those in place such as grinding the roots in the pathways, painting the rust stains, and the cleaning of the parks and the Entrada gate entry area.

5. GIB Report : Gale Schwartz

The repairs of the front gatehouse are still ongoing. It could take until months end for repairs to be finalized. All new equipment has been installed but is not operational yet. The VP is now the acting president. The electric problem is being reviewed by FPL, and various electricians. Approximately \$50,000 has been spent on repairs to date, with a guestimate of \$25,000 to \$40,000 more to come. A question was raised as to lifting the gate in the future to prevent damage should flooding occur again. Gale mentioned that there are still streetlights not working in the community and recommends that homeowners call FPL to report the light outages closest to their homes. This seems to result in a better response from

6. Treasurers Report: Chuck Peacock

Chuck reported that Vesta is working on revisions of the November and December financial reports as Chuck found discrepancies. Chuck also stated that the largest increase to the 2023 budget was due to an increase in insurance of 110%, where the 2023 budget only allotted for a 60% increase. A homeowner questioned if the property had considered becoming self-insured. Chuck stated that this is something they may look into, in the future. Gale discussed the condition of the home on Prince Court which is still in need of repairs from damages caused by Hurricane Ian. Vesta has contacted the homeowner in attempts to have repairs completed.

7. Managers Report

Naomi introduced herself to the members as the new property manager. At this time Naomi had no items to report.

8. Committee Report(s)

ARB: Ted Anderson reported that he is working with Naomi on ARB procedures, and wished for only complete packets to be sent.

School Update: Homeowners stated that the noise level from the contractors. Working at the school is quite loud and is looking forward to the completion of the project which should take place in 2-3 months.

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Veterans Roadway: Pam stated that the county is working on contractor bids for the new wall, and that the wall will not have wraps on the sides. The wall is to be built before the school opens in August.

Pam also reported on the overflow from the pond caused by Hurricane IAN. Pam stated that there are now many levels of protection to prevent this type of overflow again.

9. Old Business:

None

10. New Business:

Speed Humps

Gale is investigating options in efforts to control the speeding throughout the community. Gale has researched speed hump cost and installing which Mark Thiemes can do in House. ?Other options are being considered.

12. Homeowner Comments

Homeowner questioned if the problem was seasonal, which Gale responded Yes, and that possibly a sheriff may patrol the community.

Homeowner questioned if camera's can be installed that contain flashing Lights. Jim Wilson stated that speed humps can slow the progress of emergency vehicles. Pam suggested questioning the Fire Department on the Preference of anti-speeding devices they prefer.

Homeowners James & Theresa Lowe lights the idea of the speeding cameras and also stated they are looking forward to the erection of the wall as the nose levels are high. Ted also wished to investigate the possibility of installing rumble strips.

13. Next Meeting

The next Board of Directors meeting will be on March 9, 2023, at 10:00am

14. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 7:10pm. Seconded by Pam Falcigno. ***All in favor, motion carried.***

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