



DATE: March 9,
TIME: 10:00 am
LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz
Jim Wilson
Chuck Peacock
Pamela Falcigno
Ted Anderson

Others Present: Naomi Baratko, Vesta Property Services, 8 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 10:20 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 February 9, 2023, Meeting Minutes. Ted Anderson seconded. *All in favor, Motion approved.*
4. **President's Report: Gale Schwartz**
Gale introduced herself and the board members to all in attendance. Gale stated that there have been changes within the Management at Vesta and introduced Naomi as the new property manager. Gale mentioned that Vesta is to bring the financial reporting up to date by March 31, 2023. Gale discussed the issue of "tailgating" through the Entrada Entrance and explained a recent occurrence of such action. The person has been notified by Vesta, and proper procedures are in place for this action. The topic of speeding to be discussed during the Old Business portion of the agenda as this is still an ongoing issue.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services
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Bonita Springs, FL 34135
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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. Mark advised that it appears that a person or persons had jumped the gate by the generator room and had cut the meter lock. Mark to inform FPL to replace the lock. It was also mentioned that 2 street signs have been damaged (bent). Mark to repair.

5. GIB Report : Gale Schwartz

The repairs of the front gate are still ongoing. Gale to attend an emergency GIB meeting in the evening to discuss. The electrician needs to work in conjunction with FPL to locate the underground wires, but it has been difficult to coordinate with FPL.

Gale stated that the front gate has been "Un-Manned" for approximately 2+ weeks as there is no power to the gatehouse. There may be a vote to approve renting a generator for the front gates to receive power. The cost could range from \$5-\$10K per month, for up to 2+ months. A member questioned why FPL does not donate a generator. Gale explained that this is a community issue, not FPL. Gale also stated that there is a possibility of raising the gatehouse to prevent future flooding issues.

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 he could not offer a report as the January financial report was not available prior to the board meeting. Chuck stated that per a conversation with the CFO from Vesta, that all financial reporting is to be on track by March 31, 2023. After Chuck has reviewed and approved these financial reports, an audit will take place. Chuck also stated that Vesta is to reimburse IGE for any late fees and interest paid in 2022 due to Vesta's reporting being late.

7. Managers Report

Naomi introduced herself to the members as the new property manager Naomi reported on ARB and Violation notices.

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8. Committee Report(s)

ARB: Ted Anderson reported that he is working with Naomi on ARB procedures. Ted stated that a glitch in the website had been addressed and the ARB request are flowing smoothly at this time. A discussion ensued on the need for ARB request and insurance certificates for tree trimming other than small landscape projects by the homeowners.

Gale inquired as to the amount of home sales that took place in February, of which Ted stated none.

9. Infrastructure:

Swales:

Pam offered this report, stating that a meeting with the Board of Commissioners resulted in a vote which passed for the County to assume the responsibility of maintaining the community swales, and that IGE will no longer be responsible for this function. Pam also stated that there are storm water controls at the school and Blvd. Pam will arrange a meeting with the county to arrange the transition to them maintaining the swale to IGE standards.

- **Veterans Road Wall:**

The wall to be erected is to be completed prior to the opening of the school in August. The wall will be approximately 14' and contain no wrap. Pam also stated that the berm leading to the swale has been graded and sod has been placed. Chuck inquired is the wall once erected will cause drainage issues for those homeowners, Pam responded no, stating that the swale on the northside is an overflow for east and west.

- **School Update:** Jim reported that the homeowners of the 14 homes that back up to the high school met, to discuss and budget for a wall in place of a fence. Pam advised that this is a much larger project than they realize. Gale advised that should these homeowners continue to wish for a fence, that a vote will need to be held of the 634 members, needing a large majority to approve this expenditure.

10. Old Business:

Speed Controls- Gale has been researching various methods to control speeding throughout the community. Gale presented the option of purchasing and installing movable stanchions that will include a sign, or variable of to include "SLOW DOWN", and so forth. The price is discounted should 4 or more be purchased, with Mark to install.

These signs/posts can be moved to various locations throughout the property. Pam made a motion to approve the purchase of 4 stanchions, with "Chuck to 2nd the motion which passed unanimously.

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12. Homeowner Comments

A homeowner questioned if this would be wasted money, and to perhaps look into placing an off-duty patrol officer on the property. Gale will investigate this. Another homeowner questioned if small rumble strips could be placed. These can be movable as well. Gale advised that multiple ideas were being researched.

A homeowner questioned if the placement of a camera was still on the table, of which Gale responded that the placement of the cameras is in question along with who could monitor.

A homeowner questioned if the meeting notice can be placed on the website and community board, earlier than the 48-hour time frame. Gale suggested that the calendar with all upcoming meeting dates be posted on the site and board.

A homeowner brought up the beautification committee that is no longer activate. Gale replied tht the Board has taken over this community function.

Chuck brought a letter to the meeting for the board to review, from a resident that asked for a refund of the charge of \$150, since a bar was knocked off the gate, but not damaged. Jim made a motion to remove the charge. The motion was seconded by Pam. Voting for a refund were Pam, Chuck and Jim. Against were Gale and Ted. The motion carried.

Chuck discussed the uniformity of mailboxes. Gale stated that new homeowners are requested to change the mailbox to meet the property standards, and that this is listed on the community website.

Chuck stated that perhaps 3 or more homeowners have converted their garages into extra living space. Gale stated that it is again at the discretion of the board to allow this, however it does not meet county standards, and the county will never allow, or provide a permit.

Chuck advised that he received a call from the insurance risk assessment agent who is to inspect the property and will schedule shortly. It was advised by mark that the area by the maintenance shed, and marsh will need to be cleared/cleaned up.

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13. Next Meeting

The next Board of Directors meeting will be on April 13, 2023, at 10:00am

14. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 11:22 am. Seconded by Chuck Peacock. *All in favor, motion carried.*

Respectfully submitted,

Naomi Baratko
LCAM, Property Manager

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