



Approved Meeting Minutes

DATE: May 11, 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, 11 homeowners

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 April 13, 2023, Meeting Minutes. Ted Anderson seconded. *All in favor, Motion approved.*

4. President's Report: Gale Schwartz

Gale Schwartz introduced herself and the board members to all in attendance. At the previous Board of Directors meeting, Gale discussed the serious issue with speeding in the community and how dangerous it has become of which Gale will hold a discussion on this topic under old business. Gale stated that with the swale maintenance now under the management of FL Stormwater management, a new contract with the IGE landscaper will be forthcoming. We are also expecting a quote for mulch placement where the Calusa are located. A weed barrier will be installed first, as Jim Wilson asked this question.

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 announced that at least half of the lights on Entrada Blvd have been replaced. Bay Electric to continue with and finish the installation towards the end of May.

Gale informed all the Mark Thiemes has repaired several trip hazards throughout the community. Gale also advised that Mark would reach out to Sanders Labs to have the water tested for Zacks Lake and Bismarck Lake.

5. GIB Report : Gale Schwartz

As previously reported, the GIB has hired a contractor, and the boring for the electrical components is now complete at the front gate. We are currently waiting for the inspection and the FPL hookup. The GIB is also working on a plan for distribution of front gate passes.

The new property management company, Compass Rose, which will be responsible for the front gate will begin June 1, 2023. Statewide is the company responsible for the Gate security and will operate under a separate contract from Compass Rose. An email blast will be sent to notify residents with their contact information.

6. Treasurers Report: Gale Schwartz

Chuck Peacock offered this report, stating that we are currently at a surplus of \$18,000 with a shortfall of 0.3% of revenue and expenses are under budget by 1.1%. The end of March revenue report shows revenues were 0.2% over budget and the expenses were 13.5% (\$45,870) under budget. Notable year-to-date variances from the budget are Operating Assessments that are \$3200 under budget offset by home sales. Transfer fees are over budget by \$2,900.

On the expense side, notable areas under budget are Cable/Internet (\$12,434), Legal (\$5,676) and Electric (\$3,463), and Tree Trimming (\$3,249).

Chuck stated that he has found several unexpected and unexplained inconsistencies in several categories throughout the first quarter, which once resolved, the overall financial picture will prove to be closer to budget.

Ted Anderson made a motion to approve the Treasurers report, with Jim Wilson to second the motion, the motion carried.

7. Managers Report

Naomi introduced herself to the members and explained the violation processed, and offered that most residents that have received notices, are becoming compliant.

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8. Committee Report(s)

ARB: Ted Anderson reported that 14 ARB requests were processed throughout April which included Exterior painting, new roof installations, windows and landscaping.

9. Infrastructure:

Swales:

Pam Falcigno gave this report, stating that the County has officially taken over the responsibility of maintaining the swales. Caribbean Landscape company will only provide mowing services for the 100 x 15,000 area (11 acres). A brief outline of the scope of the work was provided by Pam. Erik Montalvo, project manager for the County Road Maintenance Division, will be responsible for contact and communication with Caribbean Landscapers. Pam stated that workers are present at night, as they are working on sod installation on the median. Chuck Peacock questioned if Mark Thiemes needed to be involved with the Weirs, which Pam said no. Pam also stated that Swift Mud will ensure the weirs are kept clean of debris.

- **School Road Wall:**

Members asked for an update if any. Pam stated there was no update on this project to date.

- **Veterans Road Wall**-This topic was not discussed.

10. Old Business:

Speed Sign Progress-:

Gale Schwartz stated that an email with detailed information was sent to all Board members prior to the meeting for review as the content was lengthy. Gale is also hopeful that with the front gate becoming operational soon that it will aid in slowing folks down. Members questioned what the Board can legally do about speeders who live within the community. Gale explained the process of violations, then possible a hearing before the fining committee. Should this need to take place, Imperial Golf Estates will need to adopt new rules and fining resolutions. A fining committee will need to consist of members that are not currently on the Board of Directors.

Chuck Peacock questioned if IGE really wishes to adopt new rules, and that speeding will be difficult to prove unless a radar gun is used, and who is qualified to do so? Jim Wilson agreed with Chuck and also stated that Vendors and Visitors cannot be fined. Pam questioned how to collect any issued fines and if liening a property could be involved. The answer is yes, however



Speeding Continued-The maximum amount permitted to be fined is \$1000.00.

Ted Anderson stated that an operator of a radar gun will need to be certified, Gale read an agreement from 1996 between the Sheriff's office and Imperial Golf Estates, which gave permission for the Sheriff to issue tickets to speeders on the Imperial property. Gale requested a Board member to volunteer to investigate whether this agreement is still active. Jim Wilson has agreed to assist with this task. Gale inquired if any of the members present would like to volunteer to be part of the fining committee. There were no volunteers.

11. Homeowner Comments-

A member questioned the use of cameras to identify resident speeders and stated that the cameras are expensive at approximately \$2500 each and how would they record.

Pam suggested the possibility of planting small trees in the median to slow people down. Gales stated that the roads are too narrow for that. Gale also stated that vendors park on both sides of the roads making passing them quite difficult but did appreciate the vendors that placed cones around their vehicles and or equipment.

A member stated that if vendors were only permitted to park on 1 side of the road, and not near stop signs or on turns would increase safety.

A member questioned of any portion of the HOA fees collected while the front gate was not in operation would be refunded to residents. Gale explained that only \$10 per household is allotted for the front gate. Gale also stated that Imperial Golf Estates withheld payment to the GIB for 2 quarters. Gale outlined the cost to repair the gatehouse, Hvac system, gate mechanisms, along with the unmanned gatehouse and landscape. Gale stated the cost to bore the new electric lines was \$25,000. Should there be any leftover funds after these costs, then the GIB will refund owners.

12. Next Meeting Date-June 8, 2023, at 10:00 a.m. The meeting place to Be determined.

13. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 11:21 am. Seconded by Ted Anderson. *All in favor, motion carried.*

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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