



Approved Meeting Minutes

DATE: June 15, 2023

TIME: 10:00 am

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Chuck Peacock

Pamela Falcigno

Ted Anderson

Others Present: Naomi Baratko, Vesta Property Services, 7 homeowners via 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 10:00 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 April 13, 2023, Meeting Minutes. Chuck Peacock seconded. ***All in favor, Motion approved.***

4. President's Report: Gale Schwartz

Gale Schwartz introduced herself and the board members to all in attendance. Gale announced that Jim Wilson had contacted the Sheriff's Department regarding an old contract offering patrols. Jim stated to Gale the Sheriff will honor the contract and begin patrols again. The start date has not been determined.

Gale discussed the maintenance issues and stated that all lights have been replaced at the Entrada entrance. The Entrada gate had collapsed, but quick work by Mark Thieme and Action Door had the gate operational very quickly.

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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:

Mark Thieme also investigated a collapsed pipe located at 2014 Majestic Court. The work is ongoing.

5. GIB Report : Gale Schwartz

Gale reported that the front gate is in the “soft opening stage”, as passwords and passes are being handled through Compass Rose. There were issues with defective passes which are also being addressed.

Imperial has requested that a final accounting of repair costs be presented to the board. A review of savings for the gate service vs repair cost is being explored. The annual flowers have been planted at the front island. Further landscaping is under review. The front wall still needs to be repaired. Matching pavers/bricks seems to be the issue now.

6. Treasurers Report: Gale Schwartz

Chuck Peacock offered this report, stating that expenses are below budget, as of the April Financial report provided by Vesta. Chuck has requested that Vesta check with the accounting department regarding the 2022 audit, and where we are at in this process. Chuck will provide a report in the future with late fees owed to Imperial Golf Estates by Vesta, for any late FPL payments. The amount could range between \$1K-\$2K.

It was also stated that with SWFL taking control of the swales, that it could save Imperial Golf Estates, \$30,000,

Ted Anderson made a motion to approve the Treasurers report, with Pam Falcigno to second the motion, the motion carried.

7. Managers Report

Naomi from Vesta stated that most of the Violation notices have been closed, with the homeowners becoming compliant.

8. Committee Report(s)

ARB: Ted Anderson stated that the month of May had slowed down somewhat with ARB requests. Only 4 ARB requests were processed throughout May, but has received several for the month of June to date.

9. Infrastructure:

Swales:

Pam gave this report, stating that there is no update on the wall. The County is still evaluating Contractor Bids. Once a bid has been selected, it will become public knowledge.

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10. Old Business:

There waws no old business discussed.

11. New Business-

The Lakes

Gale Schwartz has requested Vesta reach out to a minimum of 3 contractors to bid on managing the 5 lakes within Imperial Golf. Appointments should be coordinated with Mark Thieme. Chuck inquired if Vesta should generate a spec sheet for the lakes. Gale stated that the Lake management vendor will do this.

12. Homeowner and Board Comments

A homeowner suggested that the plantings in the preserve area should have been added or addressed in Old Business.

Pam stated that the school has placed a fence on their property, and the Imperial fence remains. Imperial Golf Estates will need to remove the existing fence.

A homeowner stated that there has been ongoing street parking at an address on IGCD. Naomi to investigate.

13. Next meeting Date, July 13, 2023 @10am

14. Adjournment

Motion: A motion was made by Chuck Peacock to adorn the meeting, with Ted Anderson to second the motion, which passed unanimously.

Respectfully submitted,

Naomi Baratko
LCAM, Property Manager

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