



Approved Meeting Minutes

DATE: September 14, 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, 6 homeowners, and 4 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: Ted Anderson made a motion to approve the July 13, 2023, Meeting Minutes. Chuck Peacock seconded. *All in favor, Motion approved.*

4. President's Report: Gale Schwartz

Gale Schwartz began the Presidents report stating that the "tailgating" through the Entrada entrance has increased, with several notices of violation provided to the offenders that are Imperial Golf Estates Homeowners. Traffic Posts have been added to control the side-by-side exits. Additional cameras have also been installed.

Gale updated all regarding the ongoing maintenance projects. A maintenance meeting is conducted each Friday with Mark Thieme, the maintenance supervisor. Mark maintains a log of maintenance activities.

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 commented on the Lift Station by the Entrada entrance, stating that a strong odor was noticed. The county was notified and did respond to the property and installed devices to collect data. The county also placed a mat over the cover to add in eliminating odors. A report will be sent with the findings. Mark has begun to repair the asphalt edges, between the street gutter and curb. Gale announced that since the County has assumed the responsibility of the Swales, the property has saved approximately \$30K in landscaping cost. Chuck Peacock did inquire if we have received an updated contract from Jose Pineda Lawn Service. This will be reviewed.

5. GIB Report: Gale Schwartz

Gale stated that the total dollars billed for the front gate repairs is currently \$147,000. This includes repairs within the gate house, replacement of wiring and mechanicals, landscape, pavers, and several other items. There will be no assessment to the homeowners, as cost will be absorbed by the savings from guard expenses not needed during repairs, and reserves. Gale stated that the GIB is currently exploring the possibility of a virtual guard for the front entrance from 10pm -6am. The checkpoint app has been working allowing visitors to be listed. Gale reminded homeowners that they will need to go through the GIB website to set this up. The front island is being restored by Down to Earth Landscaping. Damage from saltwater made this necessary. Gale also informed all that flood insurance is now in place that will cover the gate house, and the new gate system including all wiring and mechanicals.

6. Treasurers Report: Chuck Peacock

Chuck Peacock offered his report, stating that year to date as of July 31, 2023, we are currently at a surplus of \$24,000. Chuck stated that there are items on the financial report that need to be researched by Vesta and that the numbers will change. Gale stated that once Chuck and Vesta begin the 2024 budget process, to increase the GIB fee from \$18 to \$20 per home. Pam inquired as to when to expect the budget for review. Chuck replied November 1, 2023. Vesta to research contract renewals and review expiring contracts including Vesta.

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7. Treasurer's Report Continued:

Chuck noted the agreement with the firm that performs the yearend financial audit was up for renewal, with an increase of \$600. Chuck made a motion to accept the new agreement, with Ted Anderson to second the motion, this passed unanimously.

Chuck stated that he is actively getting quotes for flood insurance. We have also received a non-renewal notice for the equipment. Chuck has a detailed equipment list and is seeking coverage for that as well.

Ted made a motion to accept the Treasurers report, with Jim Wilson to second the motion, this passed unanimously.

8. Committee Report(s)

ARB: Ted Anderson reported that things have slowed a bit, with 5 ARB requests received and approved in August.

Managers' Report:

Naomi commented on the few current violations in place, and explained the stages which can lead to hearing involving a possible monetary fine.

9. Infrastructure:

Swales:

Pam Falcigno gave this report, stating that the County engineer was to perform a site analysis, and was to provide a contract to do core samples. It has also been reported that the Swale and Bismarck lakes have had red algae bloom. The water has been red, then green. The County has taken multiple water samples as we await their report. There has been no siting of dead wildlife, and there is no odor associated with this to date. The County is fully in charge of these processes as they are now managing the swales. The new lake management company will test as well..

- **Veterans Road Wall-**Gale stated that there is no cost to the residents to date, as the County will be paying for the wall to be built. A contractor has been hired, but the name has yet to be furnished. The Imperial Golf portion of the wall will require approximately 6 months to complete. The Entire project from start to completion may take up to 5 years.

10. Old Business: -There was no old business to discuss

11. New Business-Formation of a Fining Committee



Gale has appointed Ted Anderson the head the Fining Committee once in place. Ted will search for 3 volunteers for this committee. Gale explained the steps involved to proceed with a fine.

Gale also stated that a volunteer for the Newsletter is still needed.

12. Homeowner Comments-

A homeowner had received multiple violations regarding his pets, As well as violation notices for installing an unauthorized extension On his fence, increasing the height to 6'. The pets at this address Have become a nuisance to the neighbors, with excessive barking. A fellow neighbor spoke as well, explaining the hardship the Barking dogs are creating for his family. After a lengthy discussion, It had bee agreed that the pets will be placed inside the garage in the Evenings, in hopes of eliminating the constant barking. The Homeowner has agreed to remove the 2' extension on his fence, and Will submit an ARB request for the adjustments he will be making.

13. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 11:29 am. Seconded by Ted Anderson. ***All in favor, the motion carried.***

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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