



Meeting Minutes

DATE: July 13, 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, 7 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: Ted Anderson made a motion to approve the June 15, 2023, Meeting Minutes. Chuck Peacock seconded. ***All in favor, Motion approved.***

4. President's Report: Gale Schwartz

Gale Schwartz began the Presidents report updating all, of the drainage issue on Majestic Court. MRI found that the 18" pipe is in good condition, along with water flow, therefore no repairs or cleaning was required. MRI did discover that a cast iron drainage cover was broken, Mark will contact a company that sells this type of product. Safety dictates this must be covered.

A discussion regarding a nuisance pet, and the erection of a fence for the pets has yet to be resolved. Vesta to send the final notice to the owner. Should this violation move to the fining process, Gale has requested the Board seek volunteers for the fining committee.

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: Vesta has produced 3 lake proposals which will be discussed under New Business.

Gale informed all that Mark Thiemes still has maintenance projects that he is continuing.

Mark has ordered a new sign for the 3-way stop.

5. GIB Report: Gale Schwartz

Gale stated that Compass Rose will resume the gate pass sales for the front entry gate, beginning Monday, July 17th. Residents can visit Compass Rose, Monday-Friday from 10am-3pm, to purchase either the sticker for \$50, or the fob for \$100. Instructions will be posted on the Ige and GIB websites. Vesta to follow through with an email blast as well.

The GIB has begun working on open maintenance items, which include the completing of work at the guard house, the reset of pavers, repair of the front wall and beautification.

Jim Wilson made the motion to approve the President's report with Ted Anderson the second the motion, which passed unanimously.

6. Treasurers Report: Chuck Peacock

Chuck Peacock offered this report, stating that year to date as of May 31, 2023, we are currently at a surplus of \$36,000. Chuck stated that there are items on the May financial report that need researched, such as payment to the GIB. To date legal is down \$8,000. Chuck questioned the progress of the 2022 audit. Vesta will reach out to the firm who is producing this report. Chuck also questioned if the late payment notices to Homeowners are being produced in a timely fashion, as the delinquency report is larger than expected.

7. Managers Report

Naomi from Vesta reported there was 2 open violations, which are being addressed. Naomi also commented on the delinquency report and stated that she had reached out to several homeowners in arrears and had received payment.

8. Committee Report(s)

ARB: Ted Anderson reported that 22 ARB requests were processed which included Exterior painting, new roof installations, windows and landscaping. Also, there were 4 sales, and 2 lease applications processed.

9. Infrastructure:

Swales:

Pam Falcigno gave this report, stating that there was not much new to report at this time.

• **School Road Wall:**

Gale Schwartz stated that there was to be a County meeting on July 11th regarding the budget approval for the wall. The meeting was cancelled and has been pushed to the August calendar.

Pam noted that Veterans Road was to be a 2-lane road, which is now a 4-lane road, and had failed the "sound study".

Homeowner Chris suggested contacting the County Board of Commissioners in efforts to gain momentum in the process.

Charles called Gale Schwartz to provide information on the status of the contracting bids, stating that only 1 contractor has submitted a bid at this time. All contracts are on hold, and this is out for bid again and has been placed on the August agenda with the County. It has been stated tht once approved, the wall could take between 4-6 months to be completed.

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

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

11. New Business-Review of Lake Maintenance Estimate's

Vesta obtained 3 estimates for the Lake maintenance. Upon review by the board of the 3 quotes, a motion was made by Pam Falcigno to accept the quote provided by Allstate Resource Management. With Jim Wilson the second motion, this carried unanimously. A great feature offered by Allstate is the monthly water testing included in the monthly cost. Vesta to provide the current Lake Maintenance Company with a 30-day termination notice, and sign on behalf of the board the new agreement with Allstate.

Tree Trimming-The board reviewed an estimate provided by Mark Thieme for the trimming of the palm trees throughout the property that are IGE responsibility. Jim Wilson made the motion to approve the estimate, with Chuck 'Peacock to second the motion which carried unanimously. Mark Thieme to inquire about 2024 pricing.



12. Owner Comments-

Frank has requested a copy of the property survey of the FPL utility easements. Frank was informed that the chosen contractor will provide, and that Geo can send an aerial view.

13. Adjournment

Motion: A motion was made by Jim Wilson to adjourn the meeting at 11:27 am. Seconded by Ted Anderson. *All in favor, motion carried.*

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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