



Approved Meeting Minutes

DATE: March 14, 2024

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Jim Wilson

Pamela Falcigno

Ted Anderson

Chuck Peacock

Others Present: Naomi Baratko, Vesta Property Services, 10 homeowners, and 8 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, at which time Gale did introduce the board members.

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 February 2024, Meeting Minutes. Jim Wilson seconded the motion, which was carried unanimously.

4. President's Report: Provided by Gale Schwartz

Several letters have been received regarding speeding. The community has an opportunity to buy used speed bumps at a very reduced price. The GIB is purchasing these from a community that is removing them. These should be placed along IGCB to the north and south of the 4-way sign. Pam Falcigno inquired if these have been approved by EMS, to which Gale responded yes.

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:

It has been reported that high school children have been walking between yards to get to the HS. There is a low portion of the fence that the kids can step over. Homeowners are complaining about trespassing. It was suggested that a letter be sent to the effect that this is not a cut through.

Veterans update

Charlie Litow provided this report stating that once the final plans for the wall have been approved, a more accurate timeline can be provided for coto process an eblast to the community.

There is one home that has been turned over to the attorney for ARB violation.

Maintenance

An issue was reported concerning the current stand for the sprinkler system electric. Mark will be working on repairs of the 8 boxes. To replace totally will cost over \$3000 per box.

mpletion. Once the permit has been issued, this has a 1-year deadline. Pam Falcigno inquired if there will be 2- 8'gates for stormwater management. Charlie will contact the planner about extending the wall.

The final meeting of the school board will take place on March 20th. Having a large presence from Imperial would be welcome. Gale intends to speak and would be happy to ask all Imperial residents to stand and be recognized if we can turn out the numbers! Option 2 appears to be the CCPS choice to keep Imperial students together, but the choice of location is still the issue. Vesta Issues with the back gate have been reported. We believe that the current issues have been repaired. Mark sanded and painted the arm and post so this will not need to be replaced. Also, residents with "sticker" issues should try cleaning the sticker. If the sticker is over a year old and still not functioning correctly, it should be replaced at the cost of \$10 per sticker.

Gale had a discussion with Mark regarding yellow lines in the middle of the roads. Several options if we want to address putting reflectors in the center, putting reflectors along the edge, redoing the paint. Jim Wilson stated the 3M reflector tape needs to be replaced on the arms. Vesta to obtain estimates.

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Maintenance Continued

A meeting has been scheduled with the lake management company to discuss the health of the lakes, and to obtain a better understanding of the lake reports generated each month.

GIB Report: Gale Schwartz

Gale stated that currently there are 3 options for gate control.

#1-Calling in guests, #2 -using your home computer, and #3- utilizing the checkpoint app.

The GIB will be using gate control with the checkpoint app being the only option.

This will occur on May 1. Information will be distributed to the community.

5. Treasurers Report: Chuck Peacock

Chuck Peacock offered the January 2024 report, stating the opening fiscal month showed the income above budget by 4.2%, and expenses above budget by 46.2%, resulting in a deficit of \$47, 824. After adjustments, the deficit was lowered to 4.7% above budget with the net result being \$481 deficit.

The primary factors in January income being above budget are legal fees charged to owners and sales/Overage/transfer fees. On the expense side, the notable cause for being over budget is for ground maintenance and repairs.

6. ARB Report)

ARB: Ted Anderson reported that 14 various ARB requests were received to include, paint, windows, and roof repairs/replacements. Also, there were 5 sales in February.

7. Committee Reports:

Pam Falcigno had nothing new to report regarding the swales.

Entrada Entrance

Jim Wilson also had nothing new to report.

8. Manager's Report

Naomi from Vesta outlined the few violations in progress, with nothing else to report.

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9. Old Business:

Exterior Paint Colors-

Pam Falcigno suggested using color wheels from major paint vendors such as Sherwin Williams to have on hand for ARB approvals. There is not a paint color pallet currently.

Mailbox Choices-

Ted Anderson will chair this project. Currently there are 2 mailbox choices listed on the website.

10. New Business-

There was no new business brought up at this time.

11. The next meeting is scheduled for April 11, 2024, at 10:00am

12. Homeowner Comments-

- A member commented about a corner lot needing landscaping service.
- A member about a down light pole at the front. Gale stated there has been a vehicle accident and that a contractor will be making repairs.
- A member commented about the noise from the school, specifically the PA system which carries for ½ mile. Gale responded that the board would send a formal letter to the school requesting the speakers be redirected.

13. Adjournment

Motion: A motion was made by Pam Falcigno to adjourn the meeting at 11:30 am Seconded by Jim Wilson. ***All in favor, the motion carried.***

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager