



## **Approved Meeting Minutes**

**DATE:** April 11, 2024

**TIME:** 10:00 a.m.

**LOCATION:** Imperial Golf Club

Board Members Present:

Gale Schwartz

Pamela Falcigno

Ted Anderson

Chuck Peacock

Others Present: Naomi Baratko, Vesta Property Services, and 5 homeowners

**1. Establish a Quorum/Call to Order:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:03 am, at which time Gale introduced 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:** Chuck Peacock made a motion to approve the March 2024, Meeting Minutes. Ted Anderson seconded the motion, which was carried unanimously.

**4. President's Report: Provided by Gale Schwartz**

Gale began her report stating that an Email blast had been sent to all homeowners regarding the speeding throughout the community and folks running the stop signs. A warning letter has been sent to one homeowner regarding this matter which was caught on the camera. The penalty for a 2<sup>nd</sup> offense will be the Entrada gate passes being revoked for the entire household for a period of 30 days. Gale also reported that the GIB is looking to the county for free cameras and can possibly issue tickets.

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**IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.**

Vesta Property Services

27180 Bay Landing Drive, Suite 4

Bonita Springs, FL 34135

Ph: (239) 947-4552 > Fax: (239) 495-1518



## **Presidents Report Continued:**

Gale also reported that several letters have been received regarding less than neighborly behaviors such as dog nuisances, light, etc.

The noise coming from the high school's announcement system was addressed by the principal of the school stating that that are addressing the complaints.

The board met with the attorney regarding an ARB issue involving a hedge being planted that blocks another neighbor's view of the golf course which is against the covenants.

Gale discussed the ongoing maintenance on the property, performed by Mark Thieme, as his continued work on the sprinkler system electronics. Performing the work in house has saved the property quite a bit of money.

Gale then offered the GIB report stating the annual meeting was held in March. The current board will remain in place. The GIB president raised the question of installing a walking path. Gale voted no, as most of the expense for this will be incurred by Imperial Golf Estates.

Front gate issues were discussed at the GIB annual meeting, and a meeting with Statewide Security took place to discuss procedures and various issues that continue. Gale also stated that each time the front gate is repaired the cost is \$155 for repairs and up to \$1500 for replacement.

## **5. Treasurers Report: Chuck Peacock**

Chuck Peacock offered the financial report, stating the operating results YTD show the income slightly above budget, and the expenses are above budget as well. After adjusting for errors in the financial for The Greater Imperial Board expenses, the adjusted expenses will give a 2.3% margin under budget.

The primary factors in YTD income being above budget are legal fees charged to owners and sales/Overage/transfer fees. On the expense side, the notable cause for being under budget is cable/internet.

Pam Falcigno made a motion to accept the treasurers report, with Ted Anderson to second the motion, this passed unanimously.

Chuck reported that the Entrada Reserve study has been completed, and that approximately \$30K will be recovered with adjustment from 2016-2023.

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**6. ARB Report)**

**ARB:** Ted Anderson reported that 15 various ARB requests were received to include, paint, windows, and roof repairs/replacements. Also, there were 4 sales in March.

**7. Committee Reports:**

Pam Falcigno provided the infrastructure report stating she had met with the County regarding the fence school kids are using as a shortcut from the property to the school.

Pam also stated that the wall once built will not include a wrap around. The plans for the wall should be made available by the end of May.

**8. Manager's Report**

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

**9. Old Business:**

• **School Noise Level-**

This topic was discussed in the Presidents report.

**10. New Business-**

• **Irrigation Repair Invoice-**was discussed, as the amount was more than anticipated. The invoice was approved for payment with a motion from Ted Anderson, seconded by Chuck Peacock. This carried on unanimously.

• **Credit Notice from Vesta GM-**Chuck explained the storage situation with Vesta, and informed all that the new GM for Vesta has approved a credit for the storage fees that was requested by Chuck.

• **Roofing Quote for Maintenance Building-**Mark Thiem to obtain additional quotes.

• **Re-Striping Quote-**Mark and Vesta to obtain additional quotes.

**11. The next meeting is scheduled for May 9, 2024, at 10:00am**

**12. Adjournment**

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

Respectfully submitted,  
Naomi Baratko  
LCAM, Property Manager

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