



Draft Meeting Minutes

DATE: May9, 2024

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Pamela Falcigno

Ted Anderson

Chuck Peacock

Jim Wilson

Others Present: Naomi Baratko, Sherry Ward, and Connie Ross from Vesta Property Services.

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:01 am, at which time Gale introduced the board members, and the staff from Vesta.

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: Jim Wilson 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 the sheriff's office has issued over 20 tickets and numerous warnings regarding speeding and running stop signs within Imperial. Gale will invite a representative from the Sheriff's Department to give a presentation at the next meeting.

An Email blast sent regarding picking up after dogs. Also, with the dry season lawns have been drying out, and Vesta has been sending reminder emails.

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



PRESIDENT'S REPORT CONTINUED

Gale stated that ARB issues are continuing with homeowners not requesting permission for various home improvements. While the work improves our community the ARB committee assists in maintaining that insurance from the vendors protects us from issues and additionally assists in maintaining the overall appearance of Imperial. Communication will be sent in the next week reviewing our ARB rules to the community.

The ongoing legal issue regarding an ARB violation continues with our Attorney involvement.

The school board's final decision meeting is on May 14th at 430 pm. We are still hoping for a positive outcome that keeps our students attending VME.

Street parking is not permissible in the evenings. All 4 tires must be on solid ground, not grass as per Collier County. Additionally, with the dry season here parking on grass can cause a fire.

Maintenance

Mark Thieme continues to service the Entrada gate and has replaced various parts.

A second sprinkler system pump was replaced this month. Ted Anderson made a motion to approve the invoice, with Pam Falcigno to second the motion, this passed unanimously. The watering of Entrada plants has resumed.

Numerous bids have been received, to repair the roof at the Shop. This needs to be completed prior to the start of the rainy season. Chuck made a motion to approve the expense up to \$7000, with Ted to second the motion this passed unanimously.

Bids for Stripping or painting the traffic lines have been received from multiple vendors. A few more vendors will supply estimates. The decision regarding choosing a vendor was tabled until the June meeting with a motion made by Jim Wilson and seconded by Chuck Peacock, this passed unanimously.

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GIB

As of May 1, using Checkpoint is now the only method to register visitors for the front gate. Compass Rose has been assisting homeowners in all the communities with compliance.

GIB CONTINUED

New/additional cameras have been installed at the gate. Incidents of gate accidents continue. Process is now in place to recapture costs for gate accidents.

Gale stated the repair of the damaged roof has been completed, as well as stating the irrigation issues for planting at the entrance are still ongoing, and solutions are being worked on.

The Speed bumps have been purchased and a decision on placement is in the process. We are still looking to purchase several from the GIB.

The Swale drainage repair is scheduled to start next week. We now have Flood insurance.

5. Treasurers Report: Chuck Peacock

Chuck Peacock advised that the April financial report was not available and commented that he is not aware of any significant expenditures that would cause concern.

Chuck announced that all requested materials should be at the auditor's the following week.

Chuck also discussed homeowner delinquencies and the collection process. Several accounts have been reviewed and will be placed in collection status with legal counsel. Jim Wilson made a motion to write off small balances \$5.00 and under, with Ted Anderson to second the motion this passed unanimously.

Chuck discussed making changes to the reserve account funds to gain a larger return. Chuck also provided CD recommendations.

Jim Wilson made a motion to transfer \$600K into the new CD, with Pam Falcigno to second the motion this passed unanimously.

Pam Falcigno made a motion to approve the April Treasurer Report, with Ted Anderson seconding the motion, this passed unanimously.

6. ARB Report)

ARB: Ted Anderson reported that April was an extremely busy month for ARB requests to include roofings, landscape, windows, and sales applications.

7. Committee Reports:

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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, noting that landscaping is a key issue with many brown lawns. Naomi also noted that ARB requests are being sent missing key information that is delaying the approval process.

Infrastructure Report-This report was provided by Pam Falcigno with not much new to report at this time. Pam did state that when the Veterans Road wall is completed, it will not prevent the kid from crossing private property on Princess Court.

Entrada Gate-Jim Wilson reported no new issues at this time.

9. Old Business:

• **Irrigation Repair Invoice-**

A second repair was completed with the expense slightly higher than anticipated.

• **Roofing Quote for Maintenance Building-**

Several estimates were received, with Mark Thieme preference to be with the Lloyd Roofing Quote.

• **Re-Striping Quote**-Several estimates have been received, with one more expected the following week. Jim Wilson wished to push this discussion until the June Board of Directors meeting.

10. New Business-None currently

11. The next meeting is scheduled for June 13, 2024, at 10:00am

12. Adjournment

- **Motion:** A motion was made by Chuck Peacock to adjourn the meeting at 11:23 am Seconded by Pam Falcigno. *All in favor, the motion carried.*

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Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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Presidents Report

Weather dominated the past week. Mark did a great job in keeping up with the few trouble spots. Dr Pam will report on the North swale during the infrastructure committee report.

New HOA rules. Our attorney is reviewing our bylaws to determine if any changes are needed. Vesta will report on their opinion during the management part of the agenda.

Issue with homeowner shrubs blocking golf course view is still pending.

Homeowner missed the Entrada Gate turn to the laser beam and ran through the chain link fence, signs and landscaping. Accident submitted to insurance company.

Veterans school update. CCPS will present new plan sometime in the fall.

Various homeowner issue letters have been addressed.

Maintenance

Roof repair completed on work shed.

Rear Gate repairs and improvements continue.

GIB

Safety bumps have been received. Installation will begin shortly.

Cleaning of drainage system showed great improvement on water accumulation issue.

Sprinkler system for the front island continues to have issues however repairs are making progress.

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2024 LEGISLATIVE UPDATE FOR HOMEOWNERS' ASSOCIATIONS

To: Clients of Appleton Reiss, PLLC

Re: 2024 Legislative Update for Homeowners' Associations

Although we typically provide a single legislative update for all community associations, due to the amount of legislation adopted by the State of Florida in 2024, we are issuing separate legal updates for homeowners' associations and condominium associations. This update is exclusively for homeowners' associations.

As you will see, the legislative changes materially impact homeowners' associations, as well as homeowners, managers, and management companies. Please take time to read this summary, as immediate action will be required by your homeowners' association's board of directors and management team to ensure timely compliance with new legal requirements.

Although no memorandum is a substitute for the review of statutes and consultation with counsel, this summary will give you a general understanding of the recent statutory changes impacting homeowners' associations. Unless otherwise indicated, the new laws and requirements set forth below are effective on July 1, 2024.

House Bill 1203

Management Requirements

Section 468.4334, Florida Statutes. This bill modifies several statutes, including Section 468.4334, Florida Statutes, which concerns the professional practice standards of community association managers. The new law requires all community association managers and community association management firms to:

- (a) Attend in person at least one association member meeting or board meeting annually.
- (b) Provide to the members the name and contact information for each community association manager or representative assigned to the homeowners' association, the manager's or representative's hours of availability, and a summary of the duties for which the manager or representative is responsible.

The homeowners' association shall also post the foregoing information on the association's website or application. The community association manager or community association management firm shall update the homeowners' association and its members within fourteen (14) business days after any change to such information.

Official Records

This bill also modifies aspects of Chapter 720, Florida Statutes, including the following:

Section 720.303, Florida Statutes. This law now requires official records to be kept for at least seven (7) years unless the governing documents require records to be retained for even longer periods of time.

Duties of Directors

This law confirms that board members shall discharge their duties in good faith with the care an ordinary prudent person in a like position would exercise under similar circumstances, and in a manner he or she reasonably believes to be in the best interests of the corporation.

Website Requirements and Compliance

By January 1, 2025, an association that has one hundred (100) or more parcels shall post the following documents on its website or make available such documents through an application that can be downloaded on a mobile device:

- a. The articles of incorporation of the association and each amendment thereto.
- b. The recorded bylaws of the association and each amendment thereto.
- c. The declaration of covenants and a copy of each amendment thereto.
- d. The current rules of the association.
- e. A list of all current contracts or documents to which the association is a party or under which the association or the parcel owners have an obligation or responsibility and, after bidding for the related materials, equipment, or services has closed, a list of bids received by the association within the past year.
- f. The annual budget and any proposed budget to be considered at the annual meeting.
- g. The financial report required by statute and any monthly income or expense statement to be considered at a meeting.
- h. The association's current insurance policies.
- i. The certification of each director as required by Section 720.3033(1)(a), Florida Statutes.
- j. All contracts or transactions between the association and any director, officer, corporation, firm, or association that is not an affiliated homeowners' association or any other entity in which a director of an association is also a director or an officer and has a financial interest.
- k. Any contract or document regarding a conflict of interest or possible conflict of interest as provided in Sections 468.436(2)(b)6 and 720.3033(2), Florida Statutes.
- l. Notice of any scheduled meeting of members and the agenda for the meeting, as required by Section 720.306, Florida Statutes, at least fourteen (14) days before such meeting. The notice must be posted in plain view on the homepage of the website or application, or on a separate subpage of the website or application labeled "Notices"

which is conspicuously visible and linked from the homepage. The association shall also post on its website or application any document to be considered and voted on by the members during the meeting or any document listed on the meeting agenda at least seven (7) days before the meeting at which such document or information within the document will be considered.

- m. Notice of any board meeting, the agenda, and any other document required for such meeting must be posted on the website or application no later than the date required for notice under the applicable statute. The association's website or application must be accessible through the Internet and must contain a subpage, web portal, or other protected electronic location that is inaccessible to the general public and accessible only to parcel owners and employees of the association.

Upon written request by a parcel owner, the association must provide the parcel owner with a username and password and access to the protected sections of the association's website or application which contains the official documents of the association.

The association shall ensure that any information and records described above which are not allowed to be accessible to parcel owners are not posted on the association's website or application. If protected information or information restricted from being accessible to parcel owners is included in documents that are required to be posted on the association's website or application, the association must ensure the information is redacted before posting the documents.

The association or its authorized agent is not, however, liable for disclosing information that is protected or restricted unless such disclosure was made with a knowing or intentional disregard of the protected or restricted nature of such information.

The association shall adopt written rules governing the method or policy by which the official records of the association are to be retained and the time such records must be retained. Such information must be made available to the parcel owners through the association's website or application.

Criminal Sanctions for Violating Official Records Laws

Any director or member of the board or association or a community association manager who knowingly, willfully, and repeatedly violates records inspection laws, with the intent of causing harm to the association or one or more of its members, commits a misdemeanor of the second degree. For purposes of this paragraph, the term "repeatedly" means two (2) or more violations within a twelve (12) month period.

Any person who knowingly and intentionally defaces or destroys accounting records during the period in which such records are required to be maintained, or who knowingly or intentionally fails to create or maintain accounting records that are required to be created or maintained, with the intent of causing harm to the association or one or more of its members, commits a misdemeanor of the first degree.

Any person who willfully and knowingly refuses to release or otherwise produce association records with the intent to avoid or escape detection, arrest, trial, or punishment for the commission of a crime, or to assist another person with such avoidance or escape, commits a felony of the third degree.

Obligations to Assist Law Enforcement

If an association receives a subpoena for records from a law enforcement agency, the association must provide a copy of such records or otherwise make the records available for inspection and copying to a law enforcement agency within five (5) business days after receipt of the subpoena, unless otherwise specified by the law enforcement agency or subpoena. An association must assist a law enforcement agency in its investigation to the extent permissible by law.

Audit Requirements

An association with at least one thousand (1,000) parcels shall prepare audited financial statements, notwithstanding the association's total annual revenues. An association may not waive reporting requirements in consecutive fiscal years.

Debit Cards

An association and its officers, directors, employees, and agents may not use a debit card issued in the name of the association, or billed directly to the association, for the payment of any association expenses. A person who uses a debit card issued in the name of the association, or billed directly to the association, for any expense that is not a lawful obligation of the association commits theft as provided under Section 812.014, Florida Statutes. For the purposes of this law, the term "lawful obligation of the association" means an obligation that has been properly pre-approved by the board and is reflected in the meeting minutes or the written budget.

Requirements to Provide an Accounting

A parcel owner may make a written request to the board for a detailed accounting of any amounts he or she owes to the association related to the parcel, and the board shall provide such information within fifteen (15) business days after receipt of the written request. After a parcel owner makes such a written request to the board, he or she may not request another detailed accounting for at least ninety (90) calendar days. Failure by the board to respond within fifteen (15) business days to a written request for a detailed accounting constitutes a complete waiver of any outstanding fines of the person who requested such accounting which are more than thirty (30) days past due and for which the association has not given prior written notice of the imposition of the fines.

Education Requirements for Board Members

Section 720.3033, Florida Statutes. This law was amended to provide that, within ninety (90) days after being elected or appointed to the board, each director must submit a certificate of having satisfactorily completed the educational curriculum administered by a department-approved education provider. The following requirements apply:

- The newly elected or appointed director must complete the department-approved education for newly elected or appointed directors within ninety (90) days after being elected or appointed.
- The certificate of completion is valid for up to four (4) years.
- A director must complete the education specific to newly elected or appointed directors at least every four (4) years.
- The department-approved educational curriculum specific to newly elected or appointed directors must include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.
- In addition to the educational curriculum specific to newly elected or appointed directors:
 - A director of an association that has fewer than 2,500 parcels must complete at least four (4) hours of continuing education annually.
 - A director of an association that has 2,500 parcels or more must complete at least eight (8) hours of continuing education annually.
- The department shall adopt rules to implement and administer the educational curriculum and continuing education requirements under this subsection.

Improper Benefits / Kickbacks / Prosecution of Board Members and Managers

An officer, a director, or a manager may not solicit, offer to accept, or accept a kickback. The term “kickback” means any thing or service of value for which consideration has not been provided for the benefit of an officer, director, or manager. An officer, a director, or a manager may not solicit, offer to accept, or accept a kickback; otherwise, they will be subject to prosecution for a third-degree felony. A director or an officer charged by information or indictment with various crimes, including crimes listed in Chapter 720, Florida Statutes, must be removed from office and a vacancy declared.

Architectural Control Issues

Section 720.3035, Florida Statutes. This statute was amended to provide that an association or any architectural, construction improvement, or similar committee of an association must reasonably and equitably apply and enforce on all parcel owners the architectural and construction improvement standards authorized by the declaration of covenants or other published guidelines and standards authorized by the declaration of covenants.

An association or any architectural, construction improvement, or other such similar committee of an association may not enforce or adopt a covenant, rule, or guideline that:

1. Limits or places requirements on the interior of a structure that is not visible from the parcel's frontage or an adjacent parcel, an adjacent common area, or a community golf course.
2. Requires the review and approval of plans and specifications for a central air-conditioning, refrigeration, heating, or ventilating system by the association or any architectural, construction improvement, or other such similar committee of an association, if such system is not visible from the parcel's frontage, an adjacent parcel, an adjacent common area, or a community golf course and is substantially similar to a system that is approved or recommended by the association or a committee thereof.

If the association or any architectural, construction improvement, or other such similar committee of the association denies a parcel owner's request or application for the construction of a structure or other improvement on a parcel, the association or committee must provide written notice to the parcel owner stating with specificity the rule or covenant on which the association or committee relied when denying the request or application and the specific aspect or part of the proposed improvement that does not conform to such rule or covenant.

Installation, Display, and Storage of Items

Section 720.3045, Florida Statutes. This bill also modifies Section 720.3045, Florida Statutes, which now provides that regardless of any covenants, restrictions, bylaws, rules, or requirements of an association, and unless prohibited by general law or local ordinance, an association may not restrict parcel owners or their tenants from installing, displaying, or storing any items on a parcel which are not visible from the parcel's frontage or an adjacent parcel, an adjacent common area, or a community golf course, including, but not limited to, artificial turf, boats, flags, vegetable gardens, clotheslines, and recreational vehicles.

Fines and Related Procedures

Section 720.305, Florida Statutes. This bill modifies Section 720.305, Florida Statutes, including the process to impose a fine or suspension to require the following:

- A fine or suspension levied by the board may not be imposed unless the board first provides at least fourteen (14) days' written notice of the parcel owner's right to a hearing to the parcel owner at his or her designated mailing or e-mail address in the association's official records and, if applicable, to any occupant, licensee, or invitee of the parcel owner, sought to be fined or suspended.
- Such hearing must be held within ninety (90) days after issuance of the notice before a committee of at least three (3) members appointed by the board who are

not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

- The committee may hold the hearing by telephone or other electronic means.
- The notice must include a description of the alleged violation; the specific action required to cure such violation, if applicable; and the hearing date, location, and access information if held by telephone or other electronic means.
- A parcel owner has the right to attend a hearing by telephone or other electronic means.
- Within seven (7) days after the hearing, the committee shall provide written notice to the parcel owner at his or her designated mailing or e-mail address in the association's official records and, if applicable, any occupant, licensee, or invitee of the parcel owner, of the committee's findings related to the violation, including any applicable fines or suspensions that the committee approved or rejected, and how the parcel owner or any occupant, licensee, or invitee of the parcel owner may cure the violation, if applicable, or fulfill a suspension, or the date by which a fine must be paid.
- If a violation has been cured before the hearing or in the manner specified in the written notice from the association, a fine or suspension may not be imposed.
- If a violation is not cured and the proposed fine or suspension levied by the board is approved by the committee by a majority vote, the committee must set a date by which the fine must be paid, which date must be at least thirty (30) days after delivery of the written notice of the fine being approved.
- Attorney fees and costs may not be awarded against the parcel owner based on actions taken by the board before the date set for the fine to be paid.
- If a violation and the proposed fine or suspension levied by the board is approved by the committee and the violation is not cured or the fine is not paid per the written notice required above, reasonable attorney fees and costs may be awarded to the association.
- Attorney fees and costs may not begin to accrue until after the date noticed for payment and the time for an appeal has expired.
- Notwithstanding any provision to the contrary in an association's governing documents, an association may not levy a fine or impose a suspension for any of the following:
 - Leaving garbage receptacles at the curb or end of the driveway within twenty-four (24) hours before or after the designated garbage collection day or time.
 - Leaving holiday decorations or lights on a structure or other improvement on a parcel longer than indicated in the governing documents unless such decorations or lights are left up for longer than one (1) week after the association provides written notice of the violation to the parcel owner.

Fraudulent Voting Activities

Section 720.3065, Florida Statutes. This bill also revised the referenced statute to address fraudulent voting activities. The new statute provides that the following actions are crimes that constitute first degree misdemeanors:

- Knowingly aiding, abetting, or advising a person in the commission of a fraudulent voting activity related to association elections.
- Agreeing, conspiring, combining, or confederating with at least one other person to commit a fraudulent voting activity related to association elections.
- Having knowledge of a fraudulent voting activity related to association elections and giving any aid to the offender.

Prohibited Clauses in Association Documents

Section 720.3075, Florida Statutes. This statute was amended to provide that homeowners' association governing documents may not preclude a property owner or a tenant, a guest, or an invitee of the property owner from parking his or her personal vehicle, including a pickup truck, in the property owner's driveway, or in any other area at which the property owner or the property owner's tenant, guest, or invitee has a right to park as governed by state, county, and municipal regulations.

Additionally, the homeowners' association documents, including declarations of covenants, articles of incorporation, or bylaws, may not prohibit, regardless of any official insignia or visible designation, a property owner or a tenant, a guest, or an invitee of the property owner, from parking his or her work vehicle, which is not a commercial motor vehicle as defined in Section 320.01(25), Florida Statutes in the property owner's driveway. Section 320.01(25), Florida Statutes, provides in pertinent part that, a "Commercial motor vehicle" includes any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight.

A homeowners' association cannot prevent anyone from operating a vehicle that is not a commercial motor vehicle, as defined in Section 320.01(25), Florida Statutes, in conformance with state traffic laws, on public roads or on the property owner's parcel.

A property owner may not be prevented from inviting, hiring, or allowing entry to a contractor or worker on the owner's parcel solely because the contractor or worker is not on a preferred vendor list of the association.

Additionally, homeowners' association documents may not preclude a property owner from inviting, hiring, or allowing entry to a contractor or worker on his or her parcel solely because the contractor or worker does not have a professional or an occupational license.

A homeowners' association may not require a contractor or worker to present or prove possession of a professional or an occupational license to be allowed entry onto a property owner's parcel.

Interest Charges

Section 720.3085, Florida Statutes. This law was amended to provide that simple interest accrues at the rate of eighteen percent (18%) per year. Notwithstanding the declaration or bylaws, compound interest may not accrue on assessments that are not paid when due.

First Responder Vehicles

Section 720.318, Florida Statutes. This statute was amended to provide that a homeowners' association may not prohibit a first responder, as defined in Section 112.1815(1), Florida Statutes, who is a parcel owner, tenant, guest, or invitee of a parcel owner, from parking his or her assigned first responder vehicle in an area where the parcel owner, or the tenant, guest, or invitee of the parcel owner, otherwise has a right to park, including on public roads or rights-of-way.

House Bill 59

Section 720.303(13), Florida Statutes. This bill creates Section 720.303(13), Florida Statutes, and requires homeowners' associations to provide a physical or digital copy of the association's rules and covenants to every member of the association by October 1, 2024. The association must also provide new owners with the referenced materials, including any amendments to them. The association may satisfy these requirements by posting a complete copy of the association's rules and covenants, or a direct link to them, on the homepage of the association's website, if such website is accessible to the members of the association and the association sends notice to each member of the association of its intent to utilize the website for this purpose. Such notice must be sent in both of the following ways: 1. By electronic mail to any member of the association who has consented to receive notices by electronic transmission and provided an electronic mailing address to the association for that purpose. 2. By mail to all other members of the association at the address identified as the member's mailing address in the official records of the association.

House Bill 293

Section 720.3035, Florida Statutes. This bill, which became law effective May 28, 2024, amends Section 720.3035, Florida Statutes to address hurricane shutters in homeowners' associations. The new law provides in pertinent part that a homeowners' association board or architectural review committee must adopt hurricane protection specifications for each structure or other improvement on a parcel governed by the association. The specifications may include the color and style of hurricane protection products and any other factor deemed relevant by the board. All specifications adopted by the board must comply with the applicable building code.

Notwithstanding any other provision in the governing documents, a homeowners' association may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which conforms to the specifications adopted by the board or committee. The term "hurricane protection" includes, but is not limited to, roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks, and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the association.

House Bill 1645

Section 720.3075, Florida Statutes. Among other statutes, this bill addresses natural gas resiliency and reliability infrastructure, and is intended to maintain, encourage, and ensure adequate and reliable fuel sources for public utilities. The new law provides that homeowners' association documents, including declarations of covenants, articles of incorporation, or bylaws, may not preclude fuel sources for energy production which may be used, delivered, converted, or supplied to serve customers within the association. Additionally, this new law provides that the use of an appliance, including a stove or grill, which uses the types of fuel sources protected by law may not be prohibited by a homeowners' association.

House Bill 1420

Section 720.406, Florida Statutes. This bill revises the text of Section 720.406, Florida Statutes concerning the meeting processes and procedures applicable to revitalizing homeowners' association restrictions.

**MISCELLANEOUS LEGISLATION IMPACTING
ALL COMMUNITY ASSOCIATIONS**

House Bill 179

Section 715.07, Florida Statutes. This bill addresses towing and amends various statutes, including Section 715.07, Florida Statutes, which concerns towing from private property. The new law updates protocols for towing service providers to notify vehicle or vessel owners, lienholders, and insurers about the towing of a vehicle or vessel. The new law also limits fees that can be charged for towing a vehicle or vessel and requires the service provider to accept various forms of payment.

House Bill 939

Section 489.147, Florida Statutes. This bill modifies multiple statutes, including Section 489.147, Florida Statutes, which concerns prohibited property insurance practices. Among other restrictions, this statute provides that a residential property owner may cancel a contract to replace or repair a roof without penalty or obligation within ten (10) days after the execution of the contract or by the official start date, whichever comes first, if the contract was entered into based on events that are subject of a declaration of a state of emergency by the Governor.

The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof has been made in compliance with the Florida Building Code. A contractor executing a contract during a declaration of a state of emergency to replace or repair a roof of a residential property must include or add as an attachment to the contract the following language, in bold type of not less than 18 points, immediately before the space reserved for the signature of the residential property owner:

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

The residential property owner must send the notice of cancellation by certified mail, return receipt requested, or other form of mailing that provides proof thereof, at the address specified in the contract.

Senate Bill 1049

Section 689.302, Florida Statutes. This bill creates Section 689.302, Florida Statutes, which concerns the disclosure of flood risks to prospective purchasers of residential real property. The new statute provides that a seller must complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed. The statute provides a form disclosure to be used in making the required disclosure. This law takes effect on October 1, 2024.

[END OF MEMORANDUM]

Collier Signs

Mailing address: 1910 Countess Ct
Naples, FL 34110
Jeff@CollierSigns.net



Estimate

ADDRESS
IMPERIAL GOLF ESTATES HOA
SANDCASTLE 9150 GALLERIA COURT, SUITE 201
NAPLES FLORIDA 34109

ESTIMATE 1309
DATE 06/07/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SIGN	back gate sign panel with raised gold letters	1	450.00	450.00T
	INSTALL	aluminum post and install	1	250.00	250.00T
	INSTALL	4X6 PT POST X10' TO FIX OTHER SIGN DAMAGE / REINSTALL	1	250.00	250.00T

		SUBTOTAL			950.00
		TAX			57.00

		TOTAL			\$1,007.00

Accepted By

Accepted Date



Jose Pineda Lawn Service, Inc.

860 17th Street SW
Naples, Florida 34117

Estimate

Date	Estimate #
5/30/2024	1364

Name / Address
Imperial Golf Estates H.O.A. c/o Vesta Property Services 27180 Bay Landing Drive St 4 Bonita Springs, Fl 34135

Project

Description	Qty	Rate	Total
ESTIMATE FOR REPLACE THE LANDSCAPING AREA DAMAGED CAUSED BY A CAR ACCIDENT BY ENTRADA AVE.			
Fire bush 7 gl.	12	45.00	540.00
Jatropha bush 15gl.	1	100.00	100.00
Labor for cleaning all the area and installing the new plants	1	250.00	250.00
		Total	\$890.00

Phone #	2394559654	E-mail	JOSEPINEDALAWN@COMCAST.NET
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FENCE INC.

PROPOSAL

SUBMITTED TO:

IMPERIAL GOLF ESTATES

BILLING NAME

**465 PRODUCTION BLVD
NAPLES, FL. 34104**

**FENCE ESTIMATE # JF24347
DATE: JUNE 07, 2024**

PHONE:

NUMBER STREET
NAPLES, FL

OFFICE 239-593-3362

CELL: (239) 227-9201 (MARK)

STATE ZIP

IMPERIALMARKTHIEME@GMAIL.COM

JOB NAME

16190 ENTRADA AVE

**POOL CODE
NO**

PERMIT: IF NEEDED COST OF PERMIT + \$200

LOCATE: YES

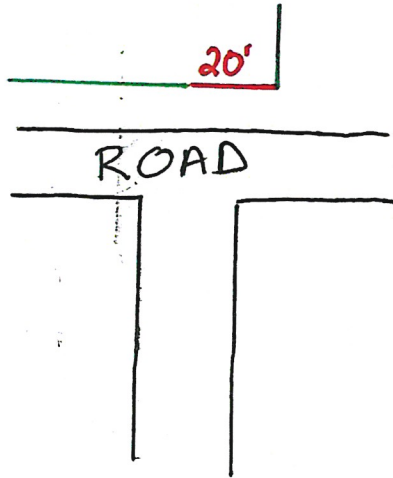
HEIGHT: 6'
LINEAL FEET: 20'
WALK GATE:
DRIVE GATE:

INSTALLATION
INSTALL FENCE AS PROVIDED DRAWING.

NOTES

OPTIONS

BLACK CHAIN LINK
6 GAUGE WIRE
NO TOP RAIL
2 1/2" LINE POST
2 1/2" TERMINALS
BOTTOM TENSION WIRE
POSTING SPACING: 10'
CONCRETE ALL POST
WELDED GATE FRAMES
INITIAL: _____



REPAIR
**EXISTING 6'
BLACK C.L.**

INSTALLED PRICE:

\$1,400.00

COD

BALANCE:

SIGNATURE: _____

DATE _____

TERMS AND CONDITIONS:

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THESE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. RUSS CARTER FENCE, INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECTS EXIST AND IS REPORTED TO RUSS CARTER FENCE WITHIN ONE YEAR, RUSS CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 30 DAYS, A 1.5% MONTHLY CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES, INCLUDING PRIVATE AND SPRINKLER LINES. RUSS CARTER FENCE, INC IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. INITIAL: _____

Thank you for your business! We look forward to working with you!