



Draft Meeting Minutes

DATE: July 11, 2024

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Ted Anderson

Chuck Peacock

Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services, 5 members. 3 members were in attendance via Zoom.

1. Establish a Quorum/Call to Order & Proof of Notice

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00 am, at which time Gale introduced the board members, and Naomi from Vesta. Gale stated that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

2. Reading or Disposal of unapproved Meeting Minutes

Motion: Pam made a motion to approve the May meeting minutes with Ted Anderson to second the motion, this motion carried unanimously. Chuck Peacock made a motion to approve the June meeting minutes, with Ted Anderson to second the motion, this passes unanimously.

3. President's Report: Provided by Gale Schwartz

We are still awaiting Insurance updates regarding the accident at the rear gate. Gale Schwartz explained the accident at the Entrada gate thus causing this claim.

The Veterans Wall installation is underway.

Gale discussed a request for the fountain on Zack Lake and provided history regarding the fountain and naming of the lake. This fountain located on

Zack's lake is owned, operated, and maintained by homeowner s that agreed to this several years ago.

The Fine Hearing committee will meet to discuss 2 issues regarding maintenance at homes. One with a dead tree that is dangerous and numerous invasive pepper trees.

Gale outlined the "Line in the sand" regarding bylaws, covenants and rules, and discussed the shared "history" of drainage system from the Club.

Gale provided an update on hedge issue blocking golf course. This is currently at the attorney's office anis in the negotiating stage.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services

27180 Bay Landing Drive, Suite 4

Bonita Springs, FL 34135

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President's Report Continued:

Maintenance

Several sprinkler timers needed to be replaced. 6 of 10 sprinklers have broken.

The Gate house has been repainted, with the board complimenting Mark Thiem for a job well done.

Several trees in Princess Park were cut down with one being hit by lightning

Several manhole covers need to be replaced. Several need to have a vendor selected for repair. Ted Anderson made a motion to approve repairs up to

\$5000, with Pam Falcigno to second the motion this carried unanimously.

The County has been contacted regarding the open gate near Palm River County contacted. Mark has temporarily locked

General maintenance continues with weekly meetings.

GIB

The sprinkler system is now working, and the front island is better. There is a light that FPL will be replacing from an accident.

Discussion regarding return around issue. The GIB is working on a resolution, perhaps installing a secondary gate.

Water accumulation near entrance by the Indian Restaurant. GIB president Trevor has reached out to the county for assistance.

4. Treasurers Report: Chuck Peacock

Operating Results: Allowing for expected audit adjustments, the Year-To-Date results through June remain positive. Operating revenues are \$47,567 above budget (7.0%) and Operating Expenses are \$24,891 over budget (3.6%), resulting in a surplus of \$22,676.

On the revenue side six items (Owner Late Fees, Application Fees, Legal Fees, Fines and Sales/Transfer Fees) in total exceed the total income surplus. At the same time on the expense side, all expense groups continue to be below budget except for building maintenance due to work required for roof leakage.

Audit:

We are expecting the audit results to be in hand in the next week and the results to be communicated at the August Board of Directors meeting.

Chuck also discussed the possibility of an increase in the Capital Contribution fee and wishes for Vesta to compare like communities.

Chuck also stated that a \$600,000 CD was purchased from the operating account, to grow the money, and to cover the overlimit that the FDIC

Allows, should a bank loss occur.

5. ARB Report)

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ARB: Ted Anderson reported that June continued to be a busy month with 22 various ARB requests to include roofings, landscape, windows, and sales applications. Ted also noted that 20 homes within Imperial Golf Estates have sold thus far to date.

6. **Committee Reports:**

Pam Falcigno offered this report that she is to meet with the county to address drainage from the swales that the county has taken over. During the recent deluge of rain, we had received d11.8" in a very short time, of which took over 4 days to dissipate. We are also receiving overflow from the west swale by Aubrey High School, from the retention pond. Also, stating that all the water from the high school goes down the west swale. The county needs to perform better maintenance on the swales they have taken over. Also, a request has been made to have a barrier erected, as the west end of the veteran's wall will have a 10' gap, from the wall to the school allowing trespassing to continue. This will include two (2) gates.

Pam also noted that an eblast should be sent with board approval announcing the dangers of trespassing through the construction zone.

7. **Manager's Report**

Naomi from Vesta outlined the few violations in progress, noting that most landscape issues have solved themselves with the abundance of rain. There is 1 home that may require a fine hearing should they not fall into compliance quickly. Naomi also noted that ARB requests are being sent missing key information that is delaying the approval process.

8. **Old Business:**

Insurance Claim Update- Naomi explained that all documents have been sent to the adjuster and is waiting for a response.

Paving/Striping Update: This project is on hold.

Hearing Committee/Violations Update: There is one (1) home that may require a fine hearing should they not fall into compliance quickly.

10. **New Business-**

Fountains- While Gale discussed this in the Presidents report, residents are requesting permission to install and maintain fountains within the Imperial Golf Estates property. This can result in a liability issue for the property therefore, Pam made a motion with Chuck to second the motion, that the HOA will not install or maintain any fountain on the association property, nor will the HOA permit any homeowner from installing or maintaining any fountain (s) on HOA property. This motion carried unanimously.

Chattel Shipping Rule-Gale discussed and distributed information regarding "Line in the Sand" information regarding items that could be considered compliance issues that have been "grandfathered in". Line in the sand verbiage to include the notion that the board of directors can "draw a line in the sand" and determined that moving forward, compliance items once considered "grandfathered in" no longer carries weight.

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This prompted the discussion that the board retain an attorney to draw up, or revamp existing ARB rules. These will need to be voted on by the membership through electronic voting.

Pam made a motion, with Chuck to second the motion which passed unanimously to reach out to legal counsel regarding the personal liability of the Directors and Officer's.

11. Open Forum: A member complaint regarding a neighboring hedge and trampoline involved a lengthy discussion with the decision to not become involved in neighbor-to-neighbor issues.

11. The next meeting is scheduled for August 8, 2024, at 10:00am

12. Adjournment

- **Motion:** A motion was made by Chuck Peacock to adjourn the meeting at 11:37 am Seconded by Pam Falcigno. *All in favor, the motion carried.*

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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