



Approved Meeting Minutes

DATE: February 8, 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, 9 homeowners, and 6 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: Jim Wilson made a motion to approve the December 2023, Meeting Minutes. Ted Anderson seconded. The motion which carried unanimously.

4. President's Report: Gale Schwartz

Gale Schwartz began the Presidents report stating that there w not a quorum present at the annual meeting, therefore, the meeting was held as informational only. The 3 board members whose terms had been completed have been reappointed to the board. All names, positions and emails are posted on the property website.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services

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Bonita Springs, FL 34135

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Presidents Report Continued:

Gale then went into detail regarding the multiple eblast communications that had been sent to the community regarding the changes that Collier County Scholl system are attempting to impose. The rezoning of the Imperial Golf Estates property will adversely affect the children in the community, as well as have an impact on property values. The board is working closely with the parents to fight this change and has created a committee to review legal options. Petitions have been generated online with many signatures already received.

Gale stated that “piggyback” issues continue at the Entrada gate, and urged members to contact Vesta if they witness a situation as such, and hopefully report the day, time, and license plate if possible. Violators can lose their household passes for a 30-day period should they continue to violate the gate rules.

Gale discussed an ARB request to install shrubs in a backyard which are now blocking the view of neighboring homeowners. The board is attempting to negotiate a solution. Gale stated that in the governing documents, 4.4 of the By-Laws that the view cannot be blocked. A motion was made by Pam Falcigno, then seconded by Ted Anderson to contact an attorney for legal reference to the situation. This motion was carried unanimously.

Gale also wishes to set up a committee to investigate mailbox options. Ted Anderson will head the committee.

Gale mentioned that Vesta continues to produce violation notices to homeowners who are not in compliance, to improve the condition of their properties. Roofs will be the focus in the next few months. Mark Thieme continues to provide maintenance to the property and is currently working on the gates in the back of the property.

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GIB Report: Gale Schwartz

Gale stated that her position on the Greater Imperial Board is that of vice-President. There are 4 directors of which meet each Friday.

The GIB has received 3 proposals from security companies and had met with the operations officer from Statewide Security. It was discovered that there are 3 methods to sign in guests for the front gate, which are telephone, computer, and the checkpoint app.

5. Treasurers Report: Chuck Peacock

Chuck Peacock offered this report, stating the year end operating results show the income slightly above budget (0.4%), and the expenses below budget by 5.6%. The lower expenses are due in part to the decrease in the monthly landscape contract by \$35,750. Legal is down by \$10,754 as well as tree trimming and replacement \$13,000 below budget.

It is expected upon completion of the year-end adjustments, the result will be impacted in a positive manner. It is further expected that assuming the 2024 operating results will be in line with the 2024 budget and moving into the 2025 budget preparation, we will have surplus funds that may positively affect some normal dues increases.

Chuck also stated that the historical records that were in a storage facility provided by Vesta have been removed, and that Imperial Golf Estates will store them after completing a review, and discarding documents no longer needed according to Florida Statutes.

6. ARB Report)

ARB: Ted Anderson reported that ARB requests have increased with 21 requests for the months of January, to include painting, window and roof replacements as well as sales and leasing application.

7. Committee Reports:

Pam Falcigno had nothing new to report regarding the swales.

Entrada Entrance

Jim Wilson also had nothing new to report.

Veterans Road Wall

Gale stated there are no updates at this time.

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: -No old business was discussed at this time.**

10. **New Business-**

The possibility of creating a painting color palette was discussed as there is no color chart or palette in place at this time. Some recent paint choices have not been in line with the overall community. Pam Falcigno stated that she is in favor of not having a color palette in place and enjoys the variety of color choices. Gale proposed a committee select a range of colors. Pam has volunteered to do this.

Ted Anderson stated that the numbers on the homes be uniform at 6" while the mailbox numbers be at the height of 4". Gale suggested tht Collier County be contacted should there exist a standard or approved size. This discussion was pushed for the March 2024 board meeting.

11. **The next meeting is scheduled for March 14, at 10.**

12. **Homeowner Comments-**

- A member commented about the noise from the school, and the lights in the stadium. The announcement system is quite loud, and it faces Imperial Golf Estates. It was suggested that the school be contacted and to lower the level on the PA system.
- A member requested an update of the Veterans wall in time for the March meeting.

13. **Adjournment**

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

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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