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IMPERIAL GOLF ESTATES HOMEOWNER'S ASSOCIATION Board of Directors Meeting

DATE: Thursday, March 13, 2025

TIME: 10:00 AM.

IN PERSON LOCATION: Imperial Golf Club-

The meeting is downstairs in NEW meeting room near elevators (use main entrance)

Imperial Golf Course Blvd.

Naples, FL 34110

Topic: My Meeting

Time: Mar 13, 2025, 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://vestapropertyservices.zoom.us/j/86827457386?pwd=wdkyaeTMlKua8Uacugba08wLljzn2y.1>

Meeting ID: 868 2745 7386

Passcode: 693454

One tap mobile

+13052241968,,86827457386#,,, *693454# US

+16469313860,,86827457386#,,, *693454# US

AGENDA

1. Call to order and determine a Quorum, Proof of Notice
2. Approval of Previous Meeting Minutes
3. Presidents Report
4. Treasurers Report
5. ARB Report
6. Committee Reports
7. Managers' Report
8. Any Old Business
9. Any new Business
 - o Empress Lake Bubbler Repair
 - o Paving/Striping Proposal
10. Member Comments
11. Next Meeting Date: April 10,2025 10AM
12. Adjournment



Approved Meeting Minutes

DATE: February 13, 2025

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

Board Members Present: Gale Schwartz, Ted Anderson, Chuck Peacock, Jim Wilson and Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services, Two (2) members from the Collier County Sherriff Department

There were twenty (20) members in person and six (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 10:00am

2. Proof of Notice:

- Gale Schwartz gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws. The previous meeting minutes were on motion to approve by Ted Anderson, being seconded by Jim Wilson, this was carried unanimously.

3. Presentation by the Collier County Sherriff Department-

- Two Deputies from Collier Couty provided a presentation, verbally and on screen of safety practices. CCSO has received multiple awards and has a long list of accreditations. Several pamphlets were available to the membership, including a Citizens academy, a 911 registered program, and more.
- Several examples of online and in person crimes were explained. The Deputies cautioned to keep vehicles locked and valuables out of sight, thus removing the opportunity for crime to be committed. CCSO also can provide a home security survey.
- A Q&A session was allowed, with the main topic being the presence of E-Bikes, and the speeding issues. CCSO stated that currently there is no legislation provided for E Bikes.

4. Presidents Report-This report was provided by Gale Schwartz

February President's Report

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The annual meeting was held on January 20th. There was a total of 107 participants by proxy and in person. A quorum was not established which would require 159 homeowners. The current Board of Gale Schwartz President, Ted Anderson VP, Chuck Peacock Treasurer, Jim Wilson secretary, and Dr Pam Falcigno, have all agreed to serve another term.

Since December the board has been dealing with a motorized bicycle issue in the neighborhood. Jim Wilson and Gale Schwartz met with Collier County Sheriffs to discuss the issue. An invitation to participate in the February Board meeting was extended and agreed to by the Sheriff to discuss this with our community and other issues that the Sheriff covers for the community.

Currently young teenage children have been recklessly using these Bikes in not just the Estates but on the Golf Course and other Imperial communities. It is believed that joining the Imperial teenage residents some of these bikers are from Palm River. The gate between the communities has been vandalized. The sheriff is aware as well as several elected officials, and repairs will take place.

Additional thanks to a homeowner's contact with CCPS we have had increased numbers regarding speeding and stop signs.

The board has been working with a homeowner at 1806 Princess regarding a structure in the backyard which did not have ARB approval. The homeowner has received legal documents. The homeowner has agreed to modified specifications.

Several other homeowner issues have been reported, and the Board has been working on these complaints: lighting, dogs, excessive noise and ongoing homeowner maintenance issues.

Maintenance Report

The Zack Lake bubbler system has been repaired. Mostly accomplished through Mark and our current lake maintenance company. By keeping this internal the community saved \$1000's. We are currently exploring installing a bubbler on Bismarck Lake.

General maintenance is ongoing.

Tree trimming and cleaning of various wooded areas has been completed.

GIB report

Front gate issues have stabilized. Less complaints regarding access. Less incidents of the gate being hit.

The GIB President and VP met with an engineering firm last week to address some of the ongoing issues at the gate, flooding being the main concern, as well as a possible redesign to allow a "turnaround".

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5. Treasurers Report-Provided by Chuck Peacock

Operating Results:

Due to year-end 2024 closing adjustments and structural changes to our reporting, January 31, 2025, reports have not been issued. Reporting through February 28, 2025, will be made at the March meeting. Due to the lack of a quorum at our Annual Meeting in January, no official report was given, and the prepared report is as follows for the official record.

The year-end unaudited results continue to be positive. Operating Revenues are \$75,419 above budget (5.5%) and Operating Expenses are \$69,429 above budget (5.1%). The net result is a surplus of \$5,990.

On the revenue side four items (Sales/Transfer Fees, Owner Late Fees, Legal Fees Charged to Owners, and Application Fees) in total exceed the total income surplus. The primary causes for the expenses to be above budget for the first time are several unanticipated expenses, namely repairs to the Entrada gates, common areas irrigation systems, grounds maintenance/repairs, legal expense and building repairs. Other expense groupings remain at or below budget.

Delinquencies:

The number of homeowners with outstanding balances has increased from 32 at year-end, to 185. Currently, there are 11 properties that are with the attorney for collection with 3 properties recommended for referral to attorney for collections.

Budget:

The 2025 proposed budget presented at the November Board Meeting was accepted for adoption as presented at the December meeting. The 2025 budget is essentially the same as the 2024 extended year end results with the net increase of \$1.00 per quarter.

Audit:

Preparation for the audit has begun and should be in process by the auditors in March. Typically, the auditor takes up to 60 days to complete the audit, publish audit comments, get responses to those comments and finalize the result.

Pam Falcigno made a motion to accept the Treasures report, with Jim Wilson second the motion, this was carried unanimously.

ARB Report-Provided by Ted Anderson

Ted stated that January was a busy month with 18 various requests presented for approval. These included roofs, shutters, sales, generators and driveway requests.

Committee Reports-None Currently

Manager Report-None Currently

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Any Old Business: None Currently

Members' Comments:

Several members commented on speeding throughout the community and questioned the ability to hire patrols. Gale advised that the cost would be \$75 per hour, with a 4-hour shift minimum which could cost the property up to \$15,000 per year.

Gale did advise that Vesta will receive a proposal to install "rumble" strips to aide in the slowing of the vehicles. Gale also stated that Mark will be installing a camera in the Palm River area.

A member questioned the timing of the installation of the gate/fence in the Veterans wall. The Board responded that work was to begin on February 1, 2025 and was expected to be completed within 90 days.

Adjournment

With no further business to come before the board, a motion to adjourn was made and carried out unanimously.

On Behalf of the Board of Directors,
Naomi Baratko
LCAM

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Presidents report

E bikes continue to be an issue in the community. We've been working with the Sheriff to try and curtail the trespassing through our gate that connects Palm River. The gate has been vandalized with wire cutters making it available for trespassers. We've just installed a camera that we will be sharing with the Sheriff's office to identify the intruders. Additionally, we have had an issue with the gate area connecting Aubrey HS with the Northwest corner. We are planning to raise the gate higher and install bushes to try to make it impossible to climb the fence. We are also installing a camera in the area.

We've received complaints regarding fishing in our lakes. The first 15 feet surrounding all lakes is considered common property and therefore we cannot ask anyone to leave. However if you witness any behavior that is unacceptable please report it. As always please understand that without some sought of identify information, we can only make a general statement regarding the behavior.

We've received several complaints regarding neighbor-to-neighbor landscaping. Please note we have no enforcement and can only send a letter. However, we will not be involved in arbitrating these types of disputes.

Several reports of back gate tailgating have been reported. When reported with time and date we do issue a warning to the offending party. We also will revoke any passes associated with this illegal entry.

Back gate stickers have gotten old! Please replace them if you have an issue. The cost is \$10.00.

An email blast was sent regarding alligators. An alligator can only be removed if it is being aggressive. Sunning itself on the bank of a lake is not aggressive. Please be careful!

Maintenance

We are preparing to complete the bubbler system for Empress Lake.

We are replacing all of the message boards and cleaning the posts.

Power washing continues as general maintenance.

GIB

A major cleanup from SWFMD has taken place near the gatehouse to assist with any future storms and mitigate any flooding.

The GIB continues to receive complaints regarding access. These are constantly reviewed.

The GIB is working with an engineering firm to explore a way to improve the gate and the surrounding area

Respectfully submitted
Gale Schwartz

Imperial Golf Estates Homeowners Association
Treasurer's Report
To The Board of Directors
March 13, 2025

Operating Results:

Our operating results for the first two months of 2025 show our income at 19.9% below budget and our expenses 6.1% below budget. The most significant variation is in home sales and transfer fees, which are budgeted at the levels we have experienced over the last two years. To date there apparently have been no home sales or transfers. We hope that issue will be resolved over time with improvements in the economy and lowering interest rates as inflation is reduced.

Delinquencies:

The number of homeowners with delinquent outstanding balances has reduced from 185 in January to 167 at month-end February. The number of outstanding balances is still significantly higher than December 31, 2024 but due to an aberration in that 132 of the balances are for \$1.00 representing homeowners who continued paying last year's rate instead of this year's rate which is increased by \$1.00. While the total amount involved with these homeowners is not significant, it does skew the number of delinquent homeowners. We anticipate that with the account balances sent out with the April 1st payment due, most homeowners will see the error in not updating their remittance amount and will increase their April payment to include the missing dollar as well as increase their expected payment to the correct amount and the April financial reports will reflect the correction.

The total amount outstanding has reduced to \$46,274.08 from the \$53,783.58 last month. The delinquent balances range from \$8,281.54 to \$0.30. Currently there are 11 properties that are with the collections attorney and have liens filed for collection. Of those 5 have also had notices of intent to foreclose on their liens filed. An additional 3 properties are recommended at this time for referral to the attorney for collection. Seven accounts with balances under \$1.00 (totaling \$5.07) are recommended for write-off. No current action (other than the normal past due letter process) is recommended for the remaining balances and the accounts will be monitored for future action. The distribution of the balances by aging and collection statuses follow.

	Current	30-59 Days	60-89 Days	90 Days Plus	Total
Aging:	\$ 3,350.70	\$ 17,778.38	\$ 100.40	\$ 28,034.60	\$ 46,274.08
	Foreclosure	At Attorney	Board Review	Final Notice	First Notice
Status:	\$ 26,464.13	\$ 9,776.37	\$ 808.87	\$ 5,304.73	\$ 3,780.91

Budget:

The 2025 proposed budget presented at the November Board Meeting was accepted for adoption as presented at the December meeting. The 2025 budget is essentially the same as the 2024 estimated year-end results with the net result an increase of \$1.00 in quarterly payments for all occupied lots.

Audit:

All materials necessary will be provided to the auditors this month. The process begins with auditor inquiries of directors, owned properties, policies, legal matters as well as the year-end financials with all adjustments in place. Typically, the auditors take up to 60 days to complete the audit, publish audit comments, get responses to those comments and finalize the audit.

Conrad Peacock, Treasurer

ARB#	Submitted	Address	Scope of Work	Approved
#1083	2/2/2025	2205 Imperial Golf Course Blvd	Landscape per application	2/3/2025
#1082	2/2/2025	2205 Imperial Golf Course Blvd	Add repair lawn sprinklers	2/3/2025
#1084	2/3/2025	2115 Imperial Golf Course Blvd	Pod in driveway for 2 weeks	2/4/2025
#1029	11/20/2024	2024 Imperial Golf Course Blvd	Paint house same color	2/4/2024
#1087	2/7/2025	1925 Imperial Golf Course Blvd	Paver Driveway	2/7/2025
#1086	2/5/2025	1908 Imperial Golf Course Blvd	New Roof	2/10/2025
#1088	2/7/2025	2138 Imperial Cir	Landscape Front Island	2/11/2025
#1091	2/11/2025	2131 Imperial Cir	Paint house same color	2/11/2025
#1090	2/10/2025	1933 Countess Ct	Replace 3 slider doors with impact	2/12/2025
#1092	2/12/2025	2147 Imperial Cir	Gutters and leader pipes	2/12/2025
#1089	2/7/2025	2029 Teagarden Ln	New Roof	2/13/2025
#1093	2/13/2025	2218 Regal Way	Replace 11 windows, 1 door impact	2/14/2025
#1095	2/14/2025	1936 Imperial Golf Course Blvd	Install 500lb gas tank	2/14/2025
#1081	2/6/2025	1815 Princess Ct	Demo & rebuild pool	2/14/2025
#1039	11/27/2024	2235 Imperial Golf Course Blvd	Repair or replace Chimney	2/15/2025
#1078	1/27/2025	1824 Princess Ct	Replace Pavers	2/19/2025
	2/12/2025	2209 Noble Ct	Sale	2/20/2025
	2/19/2025	2034 Prince Dr	Sale	2/20/2025
	2/21/2025	1914 Imperial Golf Course Blvd	Sale	2/21/2025
#1096	2/20/2025	1901 Imperial Golf Course Blvd	Generator & Tank	2/24/2025
#1085	2/21/2025	1930 Princess Ct	Lanai windows, doors, Front door per plan	2/24/2025
	2/25/2025	1954 Imperial Golf Course Blvd	Sale	2/25/2025
	<u>2/25/2025</u>	<u>2060 Imperial Cir</u>	<u>Sale</u>	<u>2/25/2025</u>
#1099	2/24/2025	1828 Princess Ct	Remove screens, paint garage door	2/25/2025
#1070	1/21/2025	1841 Imperial Golf Course Blvd	Homeowner paint shutters	2/25/2025
		Items Approved by ARB	February 1-28-2025	

Respectfully Submitted

Ted ANDERSON 3/1/2025