



27180 Bay Landing Drive, Suite 4  
Bonita Springs, FL 34135  
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nbaratko@vestapropertyservices.com

## IMPERIAL GOLF ESTATES HOMEOWNER'S ASSOCIATION Board of Directors Meeting

DATE: Thursday, December 11, 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

Join Zoom Meeting

<https://vestapropertyservices.zoom.us/j/84475182503?pwd=SzRo6HSJJZlIZ0oaNRXd7VnN8QGaxG.1>

Meeting ID: 844 7518 2503

Passcode: 481460

--One tap mobile

+13052241968,,84475182503#,,,\*481460# US

+13126266799,,84475182503#,,,\*481460# US (Chicago)

## AGENDA

Call to order and determine a Quorum, Proof of Notice

1. Update Traffic Signal at Entrada/Livingston
2. Update from Collier County Regarding Weirs-Pawel Brzeski
3. Approval of Previous Meeting Minutes
4. Presidents Report
5. Treasurers Report
6. ARB Report
7. Committee Reports & Managers Report
8. Any Old Business
  - Palm River Fence
9. New Business
  - 2026 Budget Review/Approval
10. Member Comments
11. Next Meeting Date: January 19, 2026, Annual Meeting, 7pm
12. Adjournment



## Meeting Minutes

**DATE:** November 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), Mark Thieme, Maintenance supervisor, and thirteen (13) members in person, and via zoom.

### **1. Establish a Quorum/Call to Order and Proof of Notice:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00am.

The meeting notice was posted in accordance with the Florida State Statutes and Association By-Laws

### **2. Approval of Previous meeting Minutes.**

The previous meeting minutes were on motion to approve by Pam Falcigno, , Seconded by Ted Anderson and approved unanimously.

### **3. Presidents Report-This report was offered by Gale Schwartz-**

Following last month's comments regarding a traffic light at the corner of Entrada and Livingston, one homeowner contacted Collier County. Information obtained included that the County was going to make a left turn to Livingston illegal and only allow a right turn. At today's meeting a committee will be formed and asked to further investigate.

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## **Presidents Report Continued-**

Our annual meeting is scheduled for Jan 21, 2026. In the past 3 years we have not had a quorum and no additional homeowners have volunteered to run for the board. It is my understanding that one current member, Jim Wilson, will not seek reelection to the board. We thank Jim for 6 years of service to our community. Currently, we are asking for community members to step up and submit their "letter of intent" when it is received this week. With Jim's "retirement" the board will only have 4 members and cannot legally function. Please step up!

Florida "snow" is again appearing on lawns. Please work with your landscaper to eradicate the weeds. This is not a good look for our community.

I attended the PUD meeting regarding Imperial Lakes, which will be located on the North side of Aubrey HS. While the community can have as many as 430 units in multistory buildings the developer has not yet decided to include homes, villas, etc. However, the builder has withdrawn his request for affordable housing units which would have resulted in over 700 units. Further information to follow.

Comcast negotiations continue and will be covered further on the agenda.

Budget review will be discussed further on in the agenda.

## **Maintenance Report**

This week we completed power washing of the stones at the 4-way stop sign by an outside contractor.

Other power washing continues in the community by Mark. After completion Mark will repaint curbs where necessary.

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## **Presidents Report Continued-**

Mark has been replacing concrete sewer covers where necessary. Mark can build the covers internally, saving substantial funds.

The wing wall currently does not have electricity, and we are in the process of repairing. We hope to finish this before the holidays.

The wing wall has been repainted to match the front gate house and the halfway house on the golf course.

### **GIB report**

New signs have been installed on IGCB.

GIB will not have an increase in dues from all the communities for 2026.

Traffic enforcement continues 1x per week with random hours and days, for the 4-hour patrols. The GIB voted to continue this for 2026.

Holiday lights are up and have been turned on.

The long-awaited light replacement at the island entrance to imperial had finally been installed by FPL.



## Treasurer's Report provided by Conrad Peacock

### - Operating Results:

Our Year-To-Date operating results reported through October 31, 2025, remain positive. Our year-to-date income was \$1,228,885, a budget shortfall of \$13,250 (-1.1%). At the same time our expenses were \$1,224,606, which was \$17,528 under budget (-1.4%). The net effect was that through ten months of the year we have a surplus of \$4,278.

On the income side the only item significantly below budget continues to be Home Sales and Transfers at only 60% of its YTD budget amount. On the expense side almost every expense item

is within minor variances to budget, both plus and minus. Only two items stand out as significant variances from budget – Legal Expense which is below budget and Infrastructure Maintenance which is above budget.

### Delinquencies:

The total outstanding amount has increased to \$49,316.51 from \$26,658.05 last month end. This significant month-to-month increase is consistent with past months when quarterly homeowner payments are due. With homeowner delinquency notices being sent this month it is expected that both the delinquency amount and number of delinquencies will be lower at November 30<sup>th</sup>.

There are 72 delinquent balances ranging from \$9,375.86 to \$0.01. Eight properties are in the collection process with two at the foreclosure stage. No further actions (other than the normal past due letter process) are recommended for the remaining past due accounts which will be monitored for future action. Four accounts with balances totaling \$ 0.76 are recommended for write-off.



## Treasurer's Report Continued-

### **Budget:**

A draft budget for fiscal year 2026 is being presented today. Expenses are based on expected expenses at year-end 2025 modified for 2026 by known vendor increases and by 2025 expenses not expected to recur in 2026. The budget includes a reserve contribution at the same rate as 2025. The net effect is a 5% increase in quarterly assessments.

A significant reduction in our Comcast cable services expense item has been negotiated, and we are awaiting the final contract for signing. At this point we have been offered a service rate with a signing incentive payment and contract effective January 1, 2027. The only negotiation now is regarding the start date of the contract, which we have requested to be moved to 2026. We are hopeful that the contract effective date timing issue will be resolved in our favor and prior to our December board meeting so that the budget can be finalized and a meaningful reduction in the quarterly assessment can be in place in an approved budget.

A motion was made by Ted Anderson to approve the Treasurer's Report, with Pam Falcigno seconding the motion, this passed unanimously.

### **ARB Report provided by Ted Anderson**

Seventeen (17) requests were submitted through the month of October to include paint, gutters, garage doors, multiple pool decks, leasing and sales applications. Multiple requests are currently pending receipt of contractor documents.

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## 5. Committee Reports

### **Infrastructure Report provided by Pam Falcigno**

Pam F. stated there were 3 issues with stormwater management, 2 were not functioning and 1 needing replacement. Pam has spoken with Pav, who did a site visit and has passed his report to management. The wash out on Majenta looks bad. Items should be decided upon at the County Commission meeting next week. There is approximately \$1,000,000 in work to be performed with only \$100,000 in the coffers.

### **Entrada Gate Report provided by Jim Wilson**

Jim stated that lakes are looking much better, and the vendor has been communicating well. The aerator on Empress work is still in progress. No issues at the back gate.

## 6. Old Business

### **Traffic Light Entrada/Livingston**

On a motion made by Gale Schwartz and seconded by Ted Anderson, Charlie Lithow will be heading the committee for this project and is seeking volunteers to serve with him. Vesta to send an email blast to the community seeking volunteers. A motion was made by Pam F. and then seconded by Ted A. to approve the traffic committee.

Speaking of traffic concerns and speeding, Gale S. did state that at times a motorcycle officer will be in place of a patrol vehicle as the range of the radar detector is greater on the motorcycle.

The Proposal from Terra Gardens for pest and fertilization services. Was approved by the Board.



## **Old Business Continued-**

### **New ARB Rules**

Legal counsel did submit the rewrite of the ARB rules. The Board thoroughly reviewed each page of the document. On a motion from Ted A. and seconded by Chuck P. the approval of the ARB rules was approved unanimously. An email blast will be sent to the community, as well as being posted on the website. These changes will go into effect 2 weeks afterwards.

## **New Business**

**2026 Budget Review**-Chuck P. has worked diligently on the 2026 budget, with the finalization to be submitted once the details with the Renewal of the Comcast contract are in place. Gale S. and Chuck P. explained that while there will be an increase in the quarterly fees, they are working to keep under 5%. Chuck P. stated that he wishes to increase the reserve contributions to equal the reserve study. This will be performed in 2026.

**Member Comments** A member asked if there were any updates regarding the E-Bikes. Gale S. stated while things appear to have calmed down some, the Palm River gate has been vandalized once again. The County has been notified. Mark T. has fortified the area resulting in golf carts not being able to pass through, however E-Bikes still can.

A member asked about the pavers at the front gate when repairs will be made. Gale S. responded that it is on the list of repairs needed.

A member requested that the landscaper clean the area by Princess Court. Mark T. will reach out to the landscaper and request this clean up as well as clean up by the Entrada entrance.

A brief discussion ensued regarding the closing of the Riverchase Publix.

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### **New Meeting Date-December 11, 2025**

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## **Adjournment**

With no further business to come before the board, a motion to adjourn was made by Pam F. and seconded by Chuck P. and approved unanimously. The meeting was adjourned at 11:38 am.

On Behalf of the Board of Directors,  
Naomi Baratko  
LCAM

## **Presidents Report**

Following last month's comments regarding a traffic light at the corner of Entrada and Livingston one homeowner contacted Collier County. Information obtained included that the County was going to make a left turn to Livingston illegal and only allow a right turn. At today's meeting a committee will be formed and asked to further investigate.

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## **December Presidents Report**

We have finalized our contract with Xfinity. Chuck Peacock, our Treasurer, and Naomi, our Property Manager, have worked very hard at negotiating a new contract. Big Thank You! Chuck will discuss the results during the Treasurers report.

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We've received one letter of intent to run for the board. The process is now closed. We will not need to hold an election as we have more vacancies than candidates. Annual meeting is on January 19, 2026.

A meeting was to take place with the County regarding the Palm River fence vandalism. The meeting was postponed till next week. We have presented the County with several solutions and are confident they want to work with us to stop young children from cutting the fence and riding e-bikes in our community.

We ask all homeowners to work with your lawn maintenance to control the "Florida Sun".

We have a working committee set up to investigate obtaining a traffic light at the corner of Entrada and Livingston. Full report will be presented from the Chair further in the agenda.

New permitting of our irrigation wells has been approved by the County. It's a 5-year permit.

### **Maintenance**

Holiday decorations are now completed. Thank you, Mark.

Power washing continues and curbs have been painted.

### **GIB**

Traffic control continues on IGCB. Sheriff is averaging 10 stops per shift.

The streetlight at the entrance has been replaced.

Happy Holidays to all and Happy New Year.

## Naomi A. Baratko

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**From:** gsmschwartz <gsmschwartz@aol.com>  
**Sent:** Monday, December 1, 2025 3:05 PM  
**To:** Naomi A. Baratko  
**Subject:** Fwd: Imperial Golf Estates

Please save to be put in meeting notes. Also next weeks meeting I will be on zoom  
... so let's make certain it can work!

Begin forwarded message:

**From:** gsmschwartz <gsmschwartz@aol.com>  
**Date:** December 1, 2025 at 3:03:23 PM EST  
**To:** Trinity Scott <Trinity.Scott@collier.gov>  
**Cc:** Marshal Miller <Marshal.Miller@collier.gov>  
**Subject: Re: Imperial Golf Estates**

Thank you I look forward to speaking to Mr Miller. I did have another thought that perhaps can be cost estimated. Perhaps installing a solid PVC fence along the ditch.

Again thanks and appreciate your help.

Gale

On Dec 1, 2025, at 2:43 PM, Trinity Scott <Trinity.Scott@collier.gov> wrote:

Ms. Schwartz:

Commissioner Hall and I discussed your email below. As you are aware the latest vandalism caused extensive damage, and we are working through our bidding process to have it repaired. Our team is also coordinating with the Collier County Sheriff's Office (CCSO) on strategies that may be able to be employed to apprehend the individuals causing the damage and deter it in the future. In addition, Marshal Miller, Road, Bridge & Stormwater Maintenance Director (copied on this email), has asked his team to investigate the land bridge to determine if it is necessary for other activities or if it can be removed. I have asked Mr. Miller to reach out and meet with you on-site to discuss these items. Mr. Miller may not be available to meet until next week as he will be out of the office at an important stormwater conference.

In the meantime, the most important thing is if someone sees something, we ask them to say something. Please have them contact the Collier County Sheriff's Office (CCSO) at the time of the incident or if they have any camera footage from their own properties that they would be willing to share with the CCSO.

## Naomi A. Baratko

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**From:** gsmschwartz <gsmschwartz@aol.com>  
**Sent:** Monday, November 24, 2025 10:25 AM  
**To:** Naomi A. Baratko  
**Subject:** Fwd: traffic light ad hoc committee meeting notes

Hold for next meeting to include in package

Begin forwarded message:

**From:** Charlie Litow <hazardcoe@gmail.com>  
**Date:** November 24, 2025 at 9:13:52 AM EST  
**To:** Gale Schwartz <gsmschwartz@aol.com>, Kara Thannert <kara.thannert@gmail.com>  
**Subject: traffic light ad hoc committee meeting notes**

Meeting Notes from 11/21/25- Entrada Livingston Traffic Light Ad Hoc Committee

1. Committee Members Present Charlie, Ryan, Lisa, Bill, Donna, Stephanie and Martin.
2. The objective for the Committee is to determine if a traffic light can be installed at the Entrada and Livingston intersection given the existing safety concerns. The focus will be on a signal warrant analysis and the costs associated with the project being brought to completion. The desire is to have the County pay for the installation and maintenance. If the County cannot be compelled to pay, is it feasible for IGE and others to pay for it. If private payment is not feasible, what alternatives such as a new U turn spot can be put south of Entrada but before the Delasol entrance. Martin will work on reviewing the County regulations pertinent to the warrant and installation. Bill will look into the possibility of a new u-turn option as mentioned above. Charlie will contact our County Supervisor with the hope of meeting our objectives.
3. Stakeholders -IGE, Milano, Marsilea, Royal Palm. Per Ryan Milano has expressed interest, but intends to poll its residents.. We do not expect a response from Royal Palm until after Thanksgiving. We are trying to develop a contact at Marsilea.
4. Current position of the County. The County is aware of the issue at the intersection but is considering it a private issue requiring a private signal warrant analysis and light installation all to be paid at private party expense.
5. Cost of study and cost of traffic lights. The current cost quote for warrant analysis is \$16,100. Installation, not including maintenance, would run \$200,000 plus.

6. Trebilcock Service Agreement. Stephanie will contact Trebilcock, ask several questions and report back
7. Competing warrant analysis agreement. Charlie will ask attorney Michael Hahn for any suggestions.
8. Next meeting is December 14, 2025 at 1:30pm.

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Charlie Litow