



Meeting Minutes

DATE: May 8, 2025

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

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

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, the Maintenance supervisor, and seven (7) homeowner members in person and five (5) homeowner members 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 Ted Anderson at 10:00am.
- Ted Anderson gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws

2. Approval of Previous meeting Minutes.

- The previous meeting minutes were on motion to approve by Chuck Peacock, seconded by Pam Falcigno, and approved unanimously.

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

- The installation of a bubbler system for Empress Lake has been completed. We are looking forward to duplicating the success of the system on Zack Lake.

Over the past few weeks, we've had conversations with the Golf Club, the County, a Homeowner and our attorney regarding the ditch behind 1944 IGCB. The County sent us summons regarding debris left in the ditch. However, that debris was the result of the Golf course doing repairs to a pipe. With the assistance of our attorney a resolution has been reached with ongoing maintenance of the area to be performed by the golf course.

Vesta has been sending "friendly reminders" regarding lawns and roofs. With dry season almost coming to an end, we do anticipate many lawns recovering. We ask that all homeowners comply with our requests as soon as possible to avoid moving to a fining stage.

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 the Newsletter is on hold for a short while due to unavoidable circumstances with the homeowner that produces the newsletter.

Maintenance

- Mark has been working on several projects in addition to the bubbler system. Power washing of the curbs will begin shortly. The areas we maintain border the common areas. Homeowners are responsible for areas in front of their homes.

GIB

- The annual meeting was held and the current officers reinstated. Trevor Calhoun, President, Gale Schwartz VP, Susan Miller secretary.

The front gate is always a challenge. Recently we've had an issue with guards adding people to homeowner lists. This has been addressed.

The gatehouse will be refreshed with new paint shortly as well as the wing walls.

The GIB authorized the hiring of off duty Collier County sheriffs to enforce speeding and other traffic infractions. The sheriff will be here in 4-hour shifts and is authorized to give traffic violation tickets.

4. Treasurer Report-This report was presented by Chuck Peacock-

Operating Results:

- Our operating results through April 30, 2025, are not being reported at this time to significant anomalies in the statement provided to me yesterday afternoon. With today's meeting being very early (relative to the April month-end), the rushed availability of financial reports risks anomalies without adequate time to review and resolve issues with Vesta, a normal and necessary process.

Prior to posting on our web site, the financial reports will be reviewed with Vesta and with appropriate revisions re-issued later this month.

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4. Treasurer's Report Continued: Delinquencies:

- The number of homeowners with delinquent outstanding balances has reduced from 125 at March month-end to 108 at April month-end. The number of outstanding balances remain significantly high due to an aberration in that 66 homeowners paid at last year's rate of one dollar less per quarter. Interestingly, 61 did so for the second consecutive quarterly payment and even stranger 5 homeowners did so for the first time (following payment of the correct amount January). While the total amount involved with these homeowners is not significant, it does continue to skew the number of delinquent homeowners.

The total outstanding amount has increased to \$49,030.28 from \$39,020.78 last month. The delinquent balances range from \$8,913.54 to \$0.01. Currently there are 10 properties that are with the collections attorney and have liens filed for collection. Of those, 4 have also had notices of intent to foreclose on their liens filed. One additional property is being recommended currently for referral to the attorney for collection. Four accounts with a total balance of \$1.41 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.

Audit:

We are awaiting the initial draft of the auditor's management letter for review and comment. We remain hopeful that the audit will be finalized by the month-end and reported at the June meeting.

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Treasurer's Report Continued:

Pam Falcigno made a motion to accept the treasurer's report, with Ted Anderson seconding the motion, which was approved unanimously.

ARB Report-Provided by Ted Anderson

- Ted stated that April was a busy month with 22 various requests presented for approval. These included roofs, shutters, sales, generators and driveway requests. Ted reiterated the need for ARB application to be submitted at one time, with all pertinent information, as the approval process is delayed when waiting for vendor documentation.

Committee Reports-

- Pam Falcigno (Infrastructure Committee) -none currently

Manager Report-

- Naomi Baratko from Vesta, reported that the follow up inspection of the home roofs resulted in 6 homeowners yet to become compliant, and have received updated compliance notices.

Any Old Business: Continued discussion on the topic of the E-bikes discussed earlier in the meeting.

- Board members stated that the E-Bike traffic has slowed down some, partially due to the end of Spring Break, and the end of season for our Northern residents and visitors.
- **Fence Near Palm River**-Mark Thieme has tried multiple camera devices and has yet to find a suitable one for the needs of monitoring the area. Gale stated that a fence needs to be erected in front of the berm-10' high. Proposals are needed

New Business:

- **Paving/Striping Proposals**- After comparing the proposals received by Vesta, Chuck made a motion to accept the proposal offered by Bains Sealcoat, with Pam to second the motion this passed unanimously. Mark will meet with the vendor to map out the areas to be addressed. Chuck stated the expense should be paid from the paving reserve bucket.

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Any Other New Business-Chuck stated that he is working with a representative from Comcast for the upcoming contract renewal, which is currently scheduled for a 4% increase.

Ted Anderson offered information regarding an infomercial pertaining to the theft of property deeds.

Gale stated that a stop light needs to be placed at the intersection of Entrada and Livingston, as the area has high traffic volume.

Members' Comments:

- Several members commented on the ongoing issue with E-Bikes.
- A member commented on the school noise and the PA system which is quite loud. The Board recommended that members should attend the School Board meetings as they are open to the public. A member questioned if petitioning the School Board could help.
- A member questioned whether the rules could be modified about storing boats or trailers in the driveways overnight. Gale stated that a boat or trailer can be onsite for a period of 24-48 hours.
- A member stated that the County had been onsite to clear a ditch and had broken a sprinkler. Pam F to investigate.

Adjournment

With no further business to come before the board, a motion to adjourn was made and approved unanimously at 11:58 am.

On Behalf of the Board of Directors,
Naomi Baratko
LCAM

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