



27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
239-947-4552, f 239-495-1518
nbaratko@vestapropertyservices.com

IMPERIAL GOLF ESTATES HOMEOWNER'S ASSOCIATION Board of Directors Meeting

DATE: Thursday, August 14, 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/81575752763?pwd=wt8l4vU1xsxCllzyUgRVYKF7z9JrHb.1>

Meeting ID: 815 7575 2763

Passcode: 692181

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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 & Managers Report
7. Any Old Business
 - Additional Striping Schedule
 - Palm River Fencing
 - RPM Contract (new and old quotes)
8. Any New Business
 - Road Repair from Accident
9. Member Comments
10. Next Meeting Date: September 11, 2025, 10AM--Adjournment



Meeting Minutes

DATE: July 9, 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, the Maintenance supervisor, and ten (10) homeowner members in person and eight (8) 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 10:09am.
- 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 provided by Gale Schwartz

- We've been very diligent over the past few weeks regarding maintenance of front of homes. Some homes need to paint touch-up on walls and garages. Please respond to our letters and give us progress reports as needed

We currently have homes that are undergoing rather extensive renovation. During renovation, lawn care and general cleanliness of the area need to be maintained.

Now that the rainy season is here, we can assess the need for lawn care. Many homes need to pay attention to root rot and the growth of weeds.

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There are several homes that are progressing to fining stage for various maintenance issues. As a reminder a fine is for \$1500per issue and if not paid we can begin legal action.

Additionally, mailboxes need attention. Many just need to be painted while a good number needs to be replaced. You will find the recommended replacement on our website under ARB.

Be sure to submit an ARB request for any work outside the home including any dumpsters or trailers you may need to complete inside work. ARB's must include the contractor's name and insurance, naming Imperial Golf estates as additional insured.

Over the past month we have received letters regarding issues with neighbors. As a rule, the board does not want to be in a situation taking sides. Please work this out neighborly.

An email blast was sent to all IGE homeowners regarding updated Sunday entrance at the front gate. IGE rules had been different than several of the communities up front. These new rules are a compromise with all communities.

The Golf club approached us regarding the sidewalk used by golfers on IGCB. They asked if they could expand the sidewalk using the space from the culvert. They are currently exploring feasibility with an engineer.

Maintenance Update

- As always Mark continues with various upkeep and projects throughout the community, including the repair of a pothole that had developed on Empress.

GIB Update

- The GIB is waiting on an engineering report regarding improvements to the front gate for better access and flood control.

The GIB had created a small card regarding entrance denials at the front gate to be given to drivers who are not on guest lists. Please be sure to utilize Checkpoint to register guests and venders. Instructions for checkpoint can be found on our website or at: greaterimperial.info

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

Operating Results:

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Our Year-To-Date operating results through June 30, 2025, were very close to budget with Income being 1.3% below budget and Expenses also being below budget by 3.3%, resulting in a modest surplus of \$15,000.

Delinquencies:

The total outstanding amount has decreased to \$40,395.80 from \$49,030.28 last month. The delinquent balances range from \$8,913.54 to \$1.73.

Currently there are 8 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. No additional properties are recommended currently for referral to the attorney for collection. No accounts with very low balances are recommended for writing 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 is as follows.

Aging:	Current	30-59 Days	60-89 Days	90 Days Plus	Total
	\$ 111.18	\$ 110.86	\$ 367.58	\$ 39,806.18	\$ 40,395.80
Status:	Foreclosure	At Attorney	Board Review	Final Notice	First Notice
	\$ 26,098.61	\$ 7,856.33	\$ 6,404.54	\$ 34.31	\$ 2.01

Other Items:

We are currently working with Converged Services to negotiate a new contract for cable services.

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

ARB Report-Provided by Ted Anderson

- Ted stated that June had 21 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

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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 all follow up inspections have been performed. Most of the landscaping issues have been resolved due to the heavy rain.

Any Old Business:

- **Paving Schedule**-Weather permitting, the process will begin on July 17, 2025, and continue through July 19th. Vesta will send an email blast to the community.
- **Fence Near Palm River**-With holes being cut into the fence, John Lee installed a barrier at the cost of the golf course. Mark Thieme to reach out for the pad pick by the swale/ditch.
- **FPL**-FPL will be replacing poles of the westside of Imperial., FPL will be reaching out to homeowners regarding landscaping issues during this process
- The topic of installing a **"Lil Library"** has been tabled permanently

Any Other New Business-

- **Entrada Gate**-Gale stated that the Entrada gate pass fee should be increased from \$10 per sticker to \$20 per sticker. On a motion made by Pam Falcigno, with Ted Anderson to second the motion, this passed with a 4 Yes-1 no vote with Jim Wilson voting No,
The motion passed.
- Gale informed the board of a homeowner complaint regarding that some of the sidewalks are not ADA compliant.
- Ted Anderson made the statement that some ARB and sales requests have been denied until violations have been resolved. Chuck Peacock suggested that verbiage be added to the ARB guidelines that the homeowners must be current with their HOA fees

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Members' Comments:

- None currently

Adjournment

With no further business to come before the board, a motion to adjourn was made and approved unanimously at 11:26 am.

On Behalf of the Board of Directors,
Naomi Baratko
LCAM

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Meeting Minutes

DATE: July 25, 2025

TIME: 10:00 a.m.

LOCATION: Via Zoom

Present: Gale Schwartz, Ted Anderson, Jim Wilson and Chuck Peacock via telecall.
Naomi Baratko, from Vesta Property Services), Mark
Thieme, the
Maintenance supervisor

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 10:0am.
- The meeting notice was posted in accordance with the Florida State Statutes and Association By-Laws

2. Vote on Road Proposal

- A proposal was submitted by Rose Paving to make necessary repairs to the area located at 2229 Imperial Golf Course Blvd, after a truck fire.

Ted anderson made a motion to approve the proposal, with Jim Wilson to send the motion, this passed unanimously with the 4 Board of Directors present.

Adjournment

With no further business to come before the board, a motion to adjourn was made and approved unanimously at 10.08 am.

On Behalf of the Board of Directors,
Naomi Baratko
LCAM

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Meeting Notes

DATE: July 9, 2025

TIME: 9:00 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, the Maintenance supervisor, and ten (10) homeowner members in person

An informal meeting was held prior to the monthly scheduled Board of Directors meeting with a representative from Converge Services, To obtain information and procedure on securing Cable/Internet service from the local providers.

Converge Services does have a copy of the current contract with Xfinity, which is the bulk agreement, due to expire in 3 years' time.

This bulk agreement does include high speed internet and basic cable stations.

Converge Services will reach out to area provides and secure the best rate for the community. In their efforts, Converge will work with Xfinity to lower the rates.

Should all communities located within /Imperial Golf join as a group, the rates will be even lower. This will add value to homes for sale.

Jim Wilson questioned if the contract terms could be lowered from 10 years to a 5-year contract. Jim also inquired about adding 6 hot spots.

A homeowner questioned the usefulness of using a company such as Converge and felt that it could be a conflict of interest. Pat, the consultant for Converge, stated that he receives payment for these services from the chosen provider. This is done at no cost to Imperial Golf Estates. Pat further explained that the bids will go to multiple service providers, not only Xfinity.

At this point the Board decided to table the conversation until all board members

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can review the Converge contract. The meeting with Converge then ended, with the Board of Directors meeting to begin immediately.

On Behalf of the Board of Directors

Naomi Baratko, LCAM

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August 2025 Presidents report

Imperial Golf Estates

The yellow traffic lines, the chevrons and the rumble strips have been installed. 3 of the rumble strips will be extended to cross the road near the 3 way stop. Cars have been going around the strips and avoiding the current setup.

The area where individuals have been driving golf carts into Imperial from Palm River has been blocked. Several of the trespassers have been identified and the sheriff has visited them at their residence. Hopefully this will end the issue.

Maintenance

Power washing continues throughout the community.

Several tree stumps and trip hazards have been repaired on the walkways.

Several stop signposts and other street signposts will be repaired.

GIB update

As reported in an email blast, the Sheriff is back in town! The GIB has a contract for a weekly on-site sheriff with 4-hour shifts on various days and times. This contract lasts till December. They are authorized to give moving violation tickets.

The GIB has been preparing a list of homeowners currently not registered with Checkpoint to allow access for guests at the front gate. The GIB is requesting all homeowners register as soon as possible to avoid issues in Season. To register go to : greaterimperial.info.

Imperial Golf Estates HOA
Balance Sheet
Period 07/31/2025

Page 1 of 2

	July 2025	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
10000	AAB Op 2713	185,328.38		185,328.38
10005	AAB OP ACH 0759	35,001.72		35,001.72
10007	AAB OP New ICS 713	63,493.76		63,493.76
10102	AAB Security Deposit 5329	10,000.00		10,000.00
10006	AAB 1257-Marsilea		47,664.11	47,664.11
10009	AAB CDARS 4759 Exp 6/4/2026 3.53687%		105,066.11	105,066.11
10012	AAB CDARS 7265 Exp 7/9/2026 3.8516%		250,540.79	250,540.79
10013	AAB CDARS 7222 Exp 1/8/2026 3.82606%		250,577.16	250,577.16
10100	AAB Reserve 4499		50,010.62	50,010.62
10101	AAB Res ICS 499		438,820.23	438,820.23
10103	VNB Reserve 7894		240,234.52	240,234.52
10104	VNB Reserve ICS 894		119,579.53	119,579.53
	<i>Total Current Assets</i>	<u>293,823.86</u>	<u>1,502,493.07</u>	<u>1,796,316.93</u>
<i>Accounts Receivable</i>				
11000	Accounts Receivable	55,705.41		55,705.41
11010	AR - Marsilea/Entrada	2,458.31		2,458.31
11050	Allowance for Bad Debt	(13,611.00)		(13,611.00)
	<i>Total Accounts Receivable</i>	<u>44,552.72</u>		<u>44,552.72</u>
<i>Current Assets</i>				
12000	Utility Deposits	3,230.00		3,230.00
12100	Prepaid Insurance	15,731.30		15,731.30
12110	Prepaid Expense	1,026.96		1,026.96
	<i>Total Current Assets</i>	<u>19,988.26</u>		<u>19,988.26</u>
	TOTAL ASSETS	<u>358,364.84</u>	<u>1,502,493.07</u>	<u>1,860,857.91</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
20000	Accounts Payable	157.81		157.81
20100	Accrued Expense	4,395.00		4,395.00
20110	ARC - Security Deposits	17,500.00		17,500.00
20111	Build Deposit	2,500.00		2,500.00
20120	Prepaid Assessments	74,882.93		74,882.93
20125	Deferred Income	217,432.67		217,432.67
	<i>Total Current Liabilities</i>	<u>316,868.41</u>		<u>316,868.41</u>
<i>Liability</i>				
30010	Dfrd Reserve - Pooled Reserve		1,473,062.02	1,473,062.02
	<i>Total Liability</i>		<u>1,473,062.02</u>	<u>1,473,062.02</u>
<i>Equity</i>				
31000	Fund Balance	75,023.60	10,065.41	85,089.01
31100	Prior Year Surplus Allocated	(56,238.00)		(56,238.00)
	Current Year Net Income/(Loss)	22,710.83	19,365.64	42,076.47
	<i>Total Equity</i>	<u>41,496.43</u>	<u>29,431.05</u>	<u>70,927.48</u>

Imperial Golf Estates HOA
Balance Sheet
Period 07/31/2025

July 2025	Operating	Reserve	Total
<i>Liabilities & Equity</i>			
TOTAL LIABILITIES & EQUITY	358,364.84	1,502,493.07	1,860,857.91

Imperial Golf Estates HOA

Income & Expense Statement

Posted 7/1/2025 To 7/31/2025 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Administrative</u>							
40200 Owner Late Fees/Interest	1,560.13	500.00	1,060.13	3,850.03	3,500.00	350.03	6,000.00
TOTAL Administrative	1,560.13	500.00	1,060.13	3,850.03	3,500.00	350.03	6,000.00
<u>Income</u>							
40100 Operating Assessment	108,084.33	132,931.00	(24,846.67)	760,444.26	930,517.00	(170,072.74)	1,595,168.00
40110 Operating Assessment - less Cable	299.00	299.00	0.00	2,093.00	2,093.00	0.00	3,588.00
40120 Reserve Assessment	72,276.00	0.00	72,276.00	216,828.00	0.00	216,828.00	0.00
TOTAL Income	180,659.33	133,230.00	47,429.33	979,365.26	932,610.00	46,755.26	1,598,756.00
<u>Other Income</u>							
40205 Violation Income	0.00	100.00	(100.00)	1,500.00	700.00	800.00	1,200.00
40210 Legal Fees Charged to Owners	0.00	667.00	(667.00)	6,582.05	4,669.00	1,913.05	8,004.00
40215 Gate Access Income	320.00	250.00	70.00	2,200.00	1,750.00	450.00	3,000.00
40218 Marsilea/Entrada HOA Shared Inco	0.00	0.00	0.00	421.63	0.00	421.63	0.00
40219 Prior Year Surplus	8,034.00	8,034.00	0.00	56,238.00	56,238.00	0.00	96,405.00
40220 Miscellaneous Income	105.00	0.00	105.00	120.52	0.00	120.52	0.00
40230 Application Fees Income	300.00	500.00	(200.00)	4,900.00	3,500.00	1,400.00	6,000.00
40235 Sales/Overage/Transfer Fee	3,300.00	5,000.00	(1,700.00)	19,358.00	35,000.00	(15,642.00)	60,000.00
40300 Interest Income	5.00	25.00	(20.00)	25.37	175.00	(149.63)	300.00
42000 Reserve Transfer	(72,276.00)	(72,276.00)	0.00	(216,828.00)	(216,828.00)	0.00	(289,104.00)
TOTAL Other Income	(60,212.00)	(57,700.00)	(2,512.00)	(125,482.43)	(114,796.00)	(10,686.43)	(114,195.00)
TOTAL Income	122,007.46	76,030.00	45,977.46	857,732.86	821,314.00	36,418.86	1,490,561.00
Expense							
<u>Administrative</u>							
60000 Corporate Filing Fees	0.00	0.00	0.00	75.00	75.00	0.00	75.00
60010 Management/Accounting Fees	4,680.00	4,680.00	0.00	32,400.00	32,760.00	360.00	56,160.00
60015 Payroll	5,890.84	7,779.00	1,888.16	46,510.13	54,453.00	7,942.87	93,350.00
60020 Office Expense	850.00	1,000.00	150.00	7,087.36	7,000.00	(87.36)	12,000.00
60025 Website Expenses	124.17	121.00	(3.17)	862.55	847.00	(15.55)	1,452.00
60031 Bad Debt Expense	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
60035 Application Fees Expense	0.00	200.00	200.00	0.00	1,400.00	1,400.00	2,400.00
60036 Background Check Expense	0.00	250.00	250.00	735.21	1,750.00	1,014.79	3,000.00
60040 Legal Expense	0.00	4,167.00	4,167.00	16,135.83	29,169.00	13,033.17	50,004.00
60045 Acct/Tax Prep	0.00	0.00	0.00	5,500.00	5,508.00	8.00	5,508.00
60055 Board Meeting Expenses	0.00	30.00	30.00	397.50	210.00	(187.50)	360.00
60065 Taxes/Licenses/Dues	0.00	0.00	0.00	0.00	240.00	240.00	240.00
TOTAL Administrative	11,545.01	18,394.00	6,848.99	109,703.58	134,581.00	24,877.42	226,549.00
<u>Building Maintenance</u>							
61005 Maintenance Building	201.58	400.00	198.42	1,513.76	2,800.00	1,286.24	4,800.00
61015 Entrada Entry	463.07	1,021.00	557.93	4,397.46	7,147.00	2,749.54	12,252.00
63050 Infrastructure	3,342.10	3,067.00	(275.10)	25,531.82	21,469.00	(4,062.82)	36,804.00

Imperial Golf Estates HOA

Income & Expense Statement

Posted 7/1/2025 To 7/31/2025 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
TOTAL Building Maintenance	4,006.75	4,488.00	481.25	31,443.04	31,416.00	(27.04)	53,856.00
<u>Grounds</u>							
60085 Greater Imperial Board Allocation	15,373.66	15,375.00	1.34	107,617.87	107,625.00	7.13	184,494.00
62025 Landscape Contract	0.00	0.00	0.00	92.05	0.00	(92.05)	0.00
62035 Fertilization/Weed Control	0.00	0.00	0.00	2,989.16	0.00	(2,989.16)	0.00
62040 Tree Trimming/Replacement	0.00	0.00	0.00	9,385.00	0.00	(9,385.00)	0.00
62070 Irrigation	1,537.72	1,127.00	(410.72)	14,216.28	7,889.00	(6,327.28)	13,524.00
62075 Lawns	4,395.00	6,697.00	2,302.00	32,170.84	46,879.00	14,708.16	80,364.00
62080 Lakes	900.00	895.00	(5.00)	10,585.96	6,265.00	(4,320.96)	10,740.00
62085 Trees	0.00	12,000.00	12,000.00	2,115.00	12,000.00	9,885.00	12,000.00
TOTAL Grounds	22,206.38	36,094.00	13,887.62	179,172.16	180,658.00	1,485.84	301,122.00
<u>Insurance</u>							
60080 Total Insurance	4,216.22	5,427.00	1,210.78	29,716.88	37,989.00	8,272.12	65,124.00
TOTAL Insurance	4,216.22	5,427.00	1,210.78	29,716.88	37,989.00	8,272.12	65,124.00
<u>Maintenance and Repairs</u>							
60090 Vehicles	0.00	125.00	125.00	276.30	875.00	598.70	1,500.00
61010 Entry & Gate Maintenance	0.00	0.00	0.00	(5,908.47)	0.00	5,908.47	0.00
TOTAL Maintenance and Re	0.00	125.00	125.00	(5,632.17)	875.00	6,507.17	1,500.00
<u>Other Expense</u>							
64010 Miscellaneous Expense	0.00	18.00	18.00	3,321.92	126.00	(3,195.92)	213.96
TOTAL Other Expense	0.00	18.00	18.00	3,321.92	126.00	(3,195.92)	213.96
<u>Public Utilities</u>							
60070 Trash Collection	157.81	142.00	(15.81)	1,104.67	994.00	(110.67)	1,704.00
60075 Cable/Internet	70,953.95	70,041.00	(912.95)	485,823.83	490,287.00	4,463.17	840,492.00
65000 Electric	0.00	0.00	0.00	0.06	0.00	(0.06)	0.00
65020 Telephone/Communications	0.00	0.00	0.00	32.34	0.00	(32.34)	0.00
TOTAL Public Utilities	71,111.76	70,183.00	(928.76)	486,960.90	491,281.00	4,320.10	842,196.00
<u>Repairs and Maintenance</u>							
60095 Non-Vehicle Equipment	0.00	0.00	0.00	335.72	0.00	(335.72)	0.00
TOTAL Repairs and Mainten	0.00	0.00	0.00	335.72	0.00	(335.72)	0.00
TOTAL Expense	113,086.12	134,729.00	21,642.88	835,022.03	876,926.00	41,903.97	1,490,560.96
Excess Revenue / Expense	8,921.34	(58,699.00)	67,620.34	22,710.83	(55,612.00)	78,322.83	0.04

Imperial Golf Estates HOA

Income & Expense Statement

Posted 7/1/2025 To 7/31/2025 11:59:00 PM

	This Month: Reserve			YTD: Reserve			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Other Income</u>							
40218 Marsilea/Entrada HOA Shared Inco	421.63	0.00	421.63	843.26	0.00	843.26	0.00
40300 Interest Income	3,657.65	0.00	3,657.65	18,522.38	0.00	18,522.38	0.00
TOTAL Other Income	4,079.28	0.00	4,079.28	19,365.64	0.00	19,365.64	0.00
TOTAL Income	4,079.28	0.00	4,079.28	19,365.64	0.00	19,365.64	0.00
Excess Revenue / Expense	4,079.28	0.00	4,079.28	19,365.64	0.00	19,365.64	0.00



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

Rumble Strips
1808 Imperial Golf Course Blvd
Naomi Baratko

Cameron Janssen
cameron.janssen@rosepaving.com

Rumble Strips
08 / 01 / 2025

Account Information	Contact Information	Rose Paving Information
Account Name: Imperial Golf Estates	Contact Name: Naomi Baratko	Account Executive: Cameron Janssen
Street Address: 1808 Imperial Golf Course Blvd	Contact Email: nbaratko@vestapropertyservices.com	Email: cameron.janssen@rosepaving.com
City State Zip: Naples FL 34110-1010	Contact Phone: 8133608969	Cell: 239.416.5621

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Lot Marking Thermo Rumble Strips	1	LS		\$2056.00	\$2,056.00

Additional

Total \$2,056.00

Rainbow Pest Management
P.O. Box 110201
Naples, Florida 34108
Office: 239-596-4767
info@rainbowpestmanagement.com

LAWN PEST CONTROL AGREEMENT

Date: January 1, 2015

Customer Name/Address:

Imperial Golf Estates HOA
1016 Collier Center Way, Suite 102
Naples, Florida 34110

Lawn Pest Control to include:

1. Control of chinch bugs, and webworms in turf areas. Treatment for grubs will be an extra charge at cost of materials only.
2. Control of lawn disease.
3. Weed control in turf areas October-April.
4. Call-backs at no additional charge.
5. Spraying of trees over 10 ft is an extra charge.
6. Spray shrubs as needed.

Cost of this agreement is: \$530.42 every month

Every other month treatment:

Middle School run along drainage ditch: $\$225.00 \times 6 = \1350.00
Park on Regal Way: $\$80.00 \times 6 = \480.00
Imperial Cove Park: $\$110.00 \times 6 = \660
Empty lot next to Cossack (2100 Imperial Circle)-Fertilize twice a year at $\$40.00 = \80.00
Marquis Park on Imperial Circle North; $\$150.00 \times 6 = \900.00
Princess Forest: $\$60.00 \times 6 = \360.00
East Imperial Park (common area at Imperial Circle and IGCB): $\$67.50 \times 6 = \405.00
New Sod on Imperial Circle: $\$55.00 \times 6 = \330.00
Majestic Park (Across from 2220 IGCB): $\$110.00 \times 4 = \440.00
Spray weeds along Entrada Ave Road Entrance: $\$225.00 \times 4 = \$900.$
Treat 26 Bismarckia Palms-Drench and Foliar spray $\$525 \times 4 = \2100.00

Many factors outside the company's control affect the condition of lawns and ornamentals, including but not limited to, mowing practices, pruning, irrigation, supplemental feeding, weather or acts of nature. The

company therefore can guarantee control of insects only and, in no event, can be responsible for sod or ornamental replacement.

The agreement renews itself from month to month at the end of the first year unless written notice is given by either party. Company's basic lawn program does not cover mole crickets, moles, nematodes, slugs, snails, or millipedes unless noted below.

Since Rainbow Pest Maintenance will be on the property every 8-10 weeks, it is necessary for the landscape maintenance company or manager to alert us of any problems covered in this contract so that we can remedy them as quickly as possible.

Customer, Title	Date
Geoffrey Messina, RPM, Rainbow Pest Management	Date

Rainbow Pest Management
P.O. Box 110201
Naples, Florida 34108
Office: 239-596-4767
info@rainbowpestmanagement.com

LAWN PEST CONTROL AGREEMENT

Date: July 21, 2025

Customer Name/Address:

Imperial Golf Estates HOA
1016 Collier Center Way, Suite 102
Naples, Florida 34110

Lawn Pest Control to include:

1. Control of chinch bugs, and webworms in turf areas. Treatment for grubs will be an extra charge at cost of materials only.
2. Control of lawn disease.
3. Weed control in turf areas October-April.
4. Call-backs at no additional charge.
5. Spraying of trees over 10 ft is an extra charge.
6. Spray shrubs as needed.

Cost of this agreement is: \$885.42 every month

Every other month treatment:

- Canal/Cypress Preserve: \$225.00 x 6= \$1350.00
- Park on Regal Way: \$80.00 x 6=\$480.00
- Imperial Cove Park: \$110.00 x 6=\$660
- Marquis Park/Back Gate; \$150.00 x 6=\$900.00
- Zack's Lake: \$75x 6-\$450
- Princess Forest: \$60.00 x 6=\$360.00
- Bischmark Lake Park: \$67.50 x 6=\$405.00
- Zacks Fire Lot: \$55.00 x 6=\$330.00
- Majestic Park: \$110.00 x 4=\$440.00
- Treat 26 Bismarckia Palms-Drench and Foliar spray \$525x6=\$3150
- Duke Dr :\$50x6=\$300
- Princess Park : \$75x6=\$450
- 4 Corners/Ficus: \$100x6=\$600
- Empress Park:\$125x6=\$750

Total for the year: \$10625.00/12=\$885.42

Many factors outside the company's control affect the condition of lawns and ornamentals, including but not limited to, mowing practices, pruning, irrigation, supplemental feeding, weather or acts of nature. The company therefore can guarantee control of insects only and, in no event, can be responsible for sod or ornamental replacement.

The agreement renews itself from month to month at the end of the first year unless written notice is given by either party. Company's basic lawn program does not cover mole crickets, moles, nematodes, slugs, snails, or millipedes unless noted below.

Since Rainbow Pest Maintenance will be on the property every 8-10 weeks, it is necessary for the landscape maintenance company or manager to alert us of any problems covered in this contract so that we can remedy them as quickly as possible.

Customer, Title	Date
Geoffrey Messina, RPM, Rainbow Pest Management	Date



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

Asphalt Repair- Imperial Burn Area
1808 Imperial Golf Course Blvd
Naomi Baratko

Cameron Janssen
cameron.janssen@rosepaving.com

Asphalt Repair- Imperial Burn Area
07 / 22 / 2025

Account Information	Contact Information	Rose Paving Information
Account Name: Imperial Golf Estates	Contact Name: Naomi Baratko	Account Executive: Cameron Janssen
Street Address: 1808 Imperial Golf Course Blvd	Contact Email: nbaratko@vestapropertyservices.com	Email: cameron.janssen@rosepaving.com
City State Zip: Naples FL 34110-1010	Contact Phone: 813-360-8969	Cell: 239.416.5621

PRICING TABLE

Service Line Name	QTY	U of M	Depth	Subtotal
Asphalt - Remove and Replace	500	SF	1.5	\$2,720.00
Total				\$2,720.00