



APPROVED Meeting Minutes

DATE: February 3, 2025

TIME: 1:00 p.m.

LOCATION: Zoom Only

Board Members Present:

Gale Schwartz

Ted Anderson

Chuck Peacock

Jim Wilson

Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services,
Jennifer Biletnikoff from Becker law Firm.

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 1: pm.

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. Legal Discussion

Gale Schwartz began the meeting, requesting either comments or questions from the Board members, regarding the documentation Jennifer had previously provided, to assist in the proper determination, being approval or denial of an ARB request that needs clarification from the Board to the owner and the builder in accordance with the governing documents. The Builder to supply the Board with updated plot plans, and make necessary changes previously agreed upon. Jennifer answered questions, and made requested changes to the legal document, to be sent to the homeowner for signature.

Adjournment

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

On Behalf of the Board of Directors,
Naomi Baratko
LCAM

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

February President's Report

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 contacts with CCPS we have had increased patrols 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 had been working 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".

Respectfully submitted
Gale Schwartz