



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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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 vendors. 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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