



IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: March 12, 2026

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

Board Members Present: Gale Schwartz, via zoom, Ted Anderson, Chuck Peacock, via zoom, Ken Edelbrock and Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance supervisor, and nine (9) 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 10:10am.

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 Dr. Pam Falcigno, Seconded by Ted Anderson and approved unanimously.

3. President's Report-

Mark Thieme has informed the Board that he will be leaving IGE on his 40th Anniversary which is in 11 months. More to come plans for a great send off to retirement, as we get closer to the date. The board is preparing a job description and a hiring ad and will be placing the ad soon. The board believes that finding anyone with the right qualifications and on the job, training will take some time.

During the time of our last meeting today our fellow homeowner Joe Nezzi has asked many homeowners to voice their opinion regarding the rumble strips. Each email has been responded to personally by me. More to come on the subject later in the agenda.

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Vesta Property Services
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President's Report Continued

The board is pleased to announce that the County has agreed to remove the "land bridge" over the canal by the Palm River gate. The gate was replaced again by the county and was vandalized within a day. The county has their camera in place and describes the traffic as constant. Adults as well as teenagers. The County is working with the sheriff to have a patrol car set to intercept trespassers. The land bridge will be removed next week and hopefully with the ditch having weeds, water and wildlife the traffic will end.

The Golf Club is preparing paperwork and designs, at the request of the board, for the improvement of the 4-way area. This is in cooperation with giving the club access to and improvement of the sidewalk on the North side of IGCB.

In discussion with our attorney regarding the changes the Club is making to land that borders on 5 homes, we at the current time will be taking no action. The club has presented the homeowners with a new plan, and those parties will be in further discussions.

We've consulted with our attorney regarding the illegal leasing of property at 1937 Princess. Individuals moved in without approval and are now back out of the property. The property is not maintained to the standards of the community, and the lease was not approved prior to the occupancy. We've made progress with the owners and improvements should be made.

Reminder to all board members that 4 hours of continuing education classes need to be completed.

A recent article regarding HOA's spoke about rising costs and how that affects home pricing. Your Board has worked hard to ensure our costs are controlled and maintain the value of IGE.

Maintenance

Mark performed maintenance on the Entrada gate to improve gate access. Most reader issues are due to worn out stickers which need to be replaced.

We are seeing increased issues with "piggybacking". Please report any issue along with time and description of vehicle. We will cancel access to any homeowner who is found to be assisting entry purposely.

Mark has painted all the posts and the gate arms. Other ongoing maintenance programs continue.

GIB

Gates are continually being hit and then repaired or replaced. Fees are charged to the individuals responsible and police reports submitted if there is no compliance to charges. The pavers are being repaired. Reflectors are being repaired.

The sheriff patrols were cancelled by the sheriff over the past few weeks. They will resume this week.

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Treasurer's Report provided by Conrad Peacock

- Operating Results:

Operating Results:

Our Year-To-Date operating results reported through February 28, 2026 show our year-to-date income was \$201,635.09, a budget surplus of \$939.09 (0.5%). At the same time our year-to-date expenses were \$248,434.19, which was \$47,738.19 over budget (23.8%). The net effect was that through the first two months of the year we have a reported deficit of \$46,799.10.

This early in the year individual income and expense items can show significant variances relative to their individual budgets and yet cumulatively be close to our total budget. That is true this year except for the Comcast line item. We have just received and signed the final version of the new contract following significant negotiation, its initial tender to us, legal counsel identification of contract wording issues and renegotiation with Comcast on the points of concern. As a result, the contract will not be officially effective until April 1st and therefore our costs through March be at the rate in effect in December. The April financials will reflect adjustments to that expense line item and will result in a surplus.

Delinquencies:

The total amount outstanding at February month-end has decreased to \$54,442.35 from \$78,691.82 at January month-end. The number of delinquent balances has reduced to 51 from January's 90. Currently the balances range from \$9,945.86 to \$3.67. The normal detailed analysis Chuck Peacock would normally provide was not possible due to the February results not being available until the afternoon prior to the board meeting. Chuck Peacock did motion to utilize \$100,000 for investments, with Dr. Pam Falcigno to second the motion, this passed unanimously.

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Treasurer's Report Continued

Reserve Study:

The study firm has been on-site for a review and are actively working on developing the new report. We have not been given a firm presentation date, but would expect it to be in April.

CY2025 Audit:

Initial work started on December 31, 2025, financial reports provided to the auditors. Generally, the audit results are presented in late May or June.

ARB Report provided by Ted Anderson

Eleven (11) requests were submitted through the month of January to include paint, gutters, garage doors, multiple pool decks, leasing and sales applications. Multiple requests are currently pending receipt of contractor documents.

5. Infrastructure Report provided by Pam Falcigno- Pam provided an update on a new development project near the community, explaining that it was redesigned from 400 units to 313 units with a mix of housing types, including single-family and townhouses, though affordable housing components were removed. She highlighted concerns about water flow from two lakes on the property through the community and increased traffic impacts, noting that traffic signal lights at Entrada are still being pursued.

6. Old Business-

Traffic Signal Update- Charlie Lithgow discussed the traffic light analysis at the corner of Entrada and Livingston, with a consultant study expected to be completed by end of April at a cost of \$16,000 shared between Milano and

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Traffic Signal Update Continued

Royal Palm. The county has indicated they will not fund a traffic light, estimated at \$1.5 million, and may instead implement channelization requiring only right turns, though this would likely shift the safety issue to another location. The county has indicated they will not fund a traffic light, estimated at \$1.5 million, and may instead implement channelization requiring only right turns, though this would likely shift the safety issue to another location.

Rumble Strips

Upon a motion made by Ted Anderson, and seconded by Ken Edelbrock, The board voted to remove rumble strips from roads at a cost of \$4,161, acknowledging it would create a patchwork appearance. Gale Schwartz had presented options for addressing speeding issues, including a digital speed monitoring system that would take photos and send alerts to the board. However, she noted challenges with implementing this system, including the lack of complete license plate data for most vehicles in their system, limiting their ability to enforce fines effectively.

Speeding Signs-Gale stated that we are currently searching for solutions to this ongoing problem. Information is being gathered on solar powered devices with camera capability. The issue is the photo would be taken from the front of the speeding vehicle, and the rear license plate is needed to attempt internal enforcement including the loss of privileges to the Entrada gate. Being this isn't currently in the rules and regulations, Pam F. made a motion, with Ken E. seconding to make this part of the rules.

New Business

Sidewalk Proposals-Gale stated that The board is reviewing and identifying the worst spots for sidewalk repair and obtain per square foot pricing for targeted repairs.

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Meeting Highlights

- Naomi: Send out information to the community about plans to recognize/celebrate Mark's retirement as the date approaches.
- All Board Members: Send names of potential candidates for the new maintenance position to Naomi/Board.
- Naomi: Send out the flyer for the April HOA Condo Association event (with continuing education classes) to all board members.
- All Board Members: Complete 4 hours of continuing education before the end of the year.
- New Board Members: Complete the new required board member training.
- Charlie Litzow/Committee: Await completion of the traffic signal warrant analysis by end of April and report results to the board.
- Naomi/Board: Oversee removal of rumble strips and repaving as approved, using the accepted \$4,161 proposal.
- Naomi/Board: Continue to send out monthly email blasts/letters regarding speeding in the community using the 12 prepared letters.
- Infrastructure Team/Naomi: Review and identify worst spots for sidewalk repair and obtain per square foot pricing for targeted repairs.
- Chuck/Board: Consider proposal to increase investment of reserve funds into monthly-maturing CDs and bring forward a recommendation after review.
- Chuck: Await and review new reserve study report expected in April.
- Naomi/Board: Follow up with the club and county regarding permits and water flow management for golf course redesign and land bridge removal.
- Naomi/Board: Continue coordination with the club regarding redesign of the four-way sign intersection and potential medallion/landscaping improvements.
- Naomi/Board: Monitor and follow up with Amazon and Uber to ensure GPS/delivery instructions are updated to direct deliveries to the main gate, and communicate this to residents.
- Naomi/Board: Communicate to residents the need to replace non-functioning or faded gate stickers and provide instructions for obtaining new ones.
- Naomi/Board: Send communication to the community announcing the removal of the rumble strips and the board's responsiveness to community input.
- Naomi/Board: Continue to monitor and report on police patrols on Imperial Golf Course Boulevard and follow up with county if patrols do not resume as expected.

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Ted/ARB: Follow up with homeowner about covering the generator at the house near the back gate.

The Next Meeting Date-April 9, 2026, at 10 am.

Adjournment

With no further business to come before the board, a motion to adjourn was made by Pam F. and seconded by Ted Anderson and approved unanimously. The meeting was adjourned at 11:55 am.

On Behalf of the Board of Directors,
Naomi Baratko, LCAM

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