



IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: April 9.2026

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

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

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance supervisor, and twenty (20) 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 10:00am.

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 Ted A. Seconded by Chuck P. and approved unanimously.

3.Comcast Presentation by Von Myers

Summary Comcast Bulk Service Agreement Update The meeting focused on discussing Comcast's new bulk service agreement for Imperial Gulf Estates Homeowners Association. Vaughn from Comcast presented details of the upgraded services, including the Ultimate TV package with 185+ channels, an internet upgrade to gigabit speed, and new X1 HD TV receivers with voice remotes. The new rate will be \$74.50 per month, with services activating on April 10th. Comcast also introduced wireless 4K TV boxes as an alternative to coaxial connections and announced plans to upgrade to fiber internet in Q4, which will provide symmetrical 1100-megabit speeds.

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Comcast Presentation Continued-

The meeting established that bulk customers could access a dedicated call center at 833-501-1893 for support and outlined options for equipment upgrades, including self-installation or professional installation for a \$100 fee.

Xfinity Service Updates and Upgrades

The meeting covered updates on new Xfinity services launching on April 10th, including bulk support options and a fiber optic upgrade to EPON technology in Q4. Imperial explained that the fiber upgrade would involve installing ONU boxes at each unit, with phased installation by street starting in Q4. The board also discussed plans to install four community hotspots within 90 days of April 10th and to upgrade six courtesy TVs to match residents' home TV packages.

4. President's Report-

After waiting several months, the County has removed the land bridge between Imperial and Palm River. Stones were added along the steep bank. Within hours the stones were being thrown into the ditch to make a path. The county, thanks to their installing a camera, set up a sting operation, and the individuals were caught. The individuals were required to repair the walls and hopefully this will end the trespassing.

The rumble strip removal was delayed for a few days and should happen the week of the 13th.

I attended a meeting regarding the new community that will be next to the High School and boarder Castlewood and the Golf Course. The community is now 153 single family homes that will be built on the property. For our HOA the largest issue is water flow. We will continue to be involved to ensure we do not have an issue.

A search for our new maintenance manager will begin in May. We will continue to update the progress.

Several legal issues have been referred to Counsel which the board is reviewing. The HOA continues to work with the Golf Club for a redesign of the 4-way sign corner. Further updates will come soon.

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Presidents Report Continued-

Board members please remember you need to complete the 4 hours of CE in 2026.

Maintenance

Progress is being made to remove mold and rust.

Normal maintenance projects continue.

GIB

The pavers at the front gate have been repaired Reflectors along IGCB Blvd have been replaced where needed. The reclaimed water hook up that created the issue is complete

The GIB is looking to repaint the center line on IGCB Blvd with reflective paint.

An issue with individuals trespassing at the Tennis Court and near our Shop has been reported to the police. Several youths were photographed and we are looking to identify the trespassers

5.Treasurer's Report provided by Conrad Peacock

- Operating Results:

Our Year-To-Date operating results reported through March 31, 2026, show our year-to-date income was \$299,387.50, a budget shortfall of \$1,656.50 (0.6%). At the same time our year-to-date expenses were \$372,828.16, which was \$71,784.16 over budget (23.8%). The net effect was that through the first two months of the year we have a reported deficit of \$71,440.66. It should be noted that if the unplanned portion of the Comcast costs for the first three months were deducted from our expenses our results would be that our expenses were 3.6% under budget.

Delinquencies:

The total amount outstanding at March month-end decreased to \$38,891.75 from \$54,442.35 at February month-end. The number of delinquent balances has reduced to 27 from February's 51.

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Treasurer's Report Continued

Currently the balances range from \$9,945.86 to \$3.72. The normal detailed analysis I provided was not possible due to the March results not being available until yesterday. However, it should be noted that five accounts continue to be with the collection attorneys and five additional accounts with balances ranging from \$2,782 to \$1,292 are being referred for collection. Distribution of the balances only by aging and without detailed collection statuses is as follows.

Reserve Study:

We have been advised that the updated study is complete and will be released when we make the final installment payment, which should be this week or next.

CY2025 Audit:

The audit work continues in progress with the auditors. Generally, the audit results are presented in late May or June.

A motion by Dr. Pam F. to approve the Treasurer report, was seconded by Ted A., this carried unanimously.

6. Committee Reports

- **ARB Report provided by Ted Anderson**

Eight (8) 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.

- **Infrastructure Report – None currently**

7. Old Business

Traffic Signal Update- This report was tabled until the next Board meeting.

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Old Business Continued

County/Land Bridge Update-This was discussed in the President's report.

8.New Business

Tennis Facility Security and Finances

The meeting discussed issues with young people breaking into tennis and golf facilities, with Imperial proposing to visit parents' homes to address the behavior without involving p
Construction Project and ARB Rules

Construction Project and ARB Rules

Imperial discussed a problematic construction project on Empress that had been ongoing for nearly two years, resulting in the board issuing fines and requiring the homeowner to clean up the property. He proposed new ARB rules to establish timeframes for completing renovations, requiring all paperwork upfront and imposing increasing deposit requirements for extensions beyond the initial 6-month period. The board agreed to work on drafting these new ARB rules for consideration at the next meeting. Additionally, a resident asked about issues with the front gate being stuck in the up position, but Imperial explained communication protocols and constraints around managing the gate and guest line.

Community Solicitation and Minutes Update

Solicitation issues in the community and updating meeting minutes on the website were addressed. Imperial suggested using the main gate to check for tags and discuss enforcement challenges with solicitors, noting that residents should contact Naomi or Mark when encountering unauthorized solicitors. The conversation ended with information about upcoming training opportunities, including a free 4-hour board course on April 29th and an HOA convention on April 17th.

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The Next Meeting Date-May 14, 2026, at 10 am.

Adjournment

With no further business to come before the board, a motion to adjourn was made by Chuck P. and seconded by Ted Anderson and approved unanimously. The meeting was adjourned at 11:16 am.

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

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