



IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: May 14.2026

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

Board Members Present: Gale Schwartz, Conrad Peacock, Ken Edelbrock and Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance supervisor, and fifteen (15) 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 Chuck P. Seconded by Pam F. and approved unanimously.

3.President's Report-

The board has sent several email blasts regarding the use of bicycles, e-bikes and scooters on the golf course. The young children are not visitors in Imperial but are residents. The board is requesting that this activity stop and that families discuss the issue to ensure that children understand that the golf course is not to be used for these activities.

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Vesta Property Services
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Bonita Springs, FL 34135
Ph: (239) 947-4552 > Fax: (239) 495-1518



President's Report Continued

We continue to have issues with "piggybacking" at the Entrada gate. Please let Vesta know if anyone has tried to gain access illegally behind your car. Please do not confront the person!

The traffic light study

for Entrada and Livingston will be discussed during committee reports.

The search for a new maintenance supervisor will begin this month as Mark prepares for his retirement. We expect to have someone to work with Mark for several months to ensure our community is well taken care of for the future. On a motion from Gale S. and seconded by Pam F., an ad will be placed on Indeed or other like website the posting of the Maintenance open position

As the water table has dropped during rainy season many of the wells are now near the bottom causing the "rust color". We ask each homeowner to work on cleaning their driveways and gutters to continue to enhance the beauty of Imperial. There are several products on the market that can help solve the issue. The common areas are all being addressed. Roofs on homes also need attention.

Maintenance

General maintenance of common areas continues. Mark will continue to work on the rust-stained street gutters and common areas. Mark will provide product information for homeowners to address their walks and drives.

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GIB

Sheriff patrols were less frequent during season due to other obligations for the Sheriff duties. Patrols should now return weekly. It has been reported that on-coming traffic toward the Sheriff are being made aware of their presence by flashing car headlights. First this defeats the purpose and second it is illegal! Please do not continue doing this!

5.Treasurer's Report provided by Conrad Peacock

- Operating Results:

Operating Results:

Our Year-To-Date operating results reported through April 30, 2026, show our year-to-date income was \$401,829.27, a budget surplus of \$437.27 (0.1%). At the same time our year-to-date expenses were \$500,178.59, which was \$98,786.59 over budget (24.6%). The net effect was that through the first four months of the year we have a reported deficit of \$98,349.32. It should be noted that if the unplanned portion of the Comcast costs for the first four months (\$94,741.64) were deducted from our expenses, our results would be that our expenses were less than 1.0% over budget and our overall results would be a surplus of \$394.25. We will be receiving an incentive payment from Comcast for renewing our contract. The payment should be received in the next 90 days and will offset the unplanned Comcast costs.

Delinquencies:

The total amount outstanding at April month-end has increased to \$59,508.42 from \$38,891.75 at the prior month-end. The number of delinquent balances has increased to 58 from March's 27, which is typical for each quarter when payments are due. Currently the balances range from \$10,515.86 to \$0.33. The normal detailed analysis I normally provided was not possible due to the March results not being available until yesterday. However, it should be noted that nine accounts continue to be with the collection attorneys, with no additional recommendations for collection activities.

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Treasurer's Report Continued- Reserve Study:

We have received the updated Reserve Study and are beginning to analyze the report, which contains a large amount of detailed data and assumptions. We are primarily focusing on the next 5 years) of recommended expenditures, their timing and what efforts could be made in-house versus outsourced. This process will require much discussion.

One overall observation is that the replacement cost increases due to inflation are significant and will have to be addressed in timing adjustments and future reserve contributions.

CY2025 Audit:

The audit work continues in progress with the auditors and audit results are expected to be presented in late May or June.

This report was approved upon a motion from Pam F. and seconded by Ken E. All in favor this carried unanimously.

6. Committee Reports

ARB Report provided by Gale Schwatz & Variance Request for 2229 Regal Way

The owner of 2229 Regal way provided updated drawings/pictures showing proposed fence and vegetation for lanai expansion, and consult with fence company and county regarding survey, permitting, and easement issues before returning to the board. Investigate with utilities and obtain necessary flags/markers to confirm easement and utility locations prior to fence permitting.

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Infrastructure Report – None currently

7. Old Business

Traffic Signal Update- Gail Schwartz, the President of the Homeowners Association, welcomed attendees and introduced Norman Trebilkcock a professional engineer and certified planner, who presented a traffic study report for Entrada and Livingston. The board received the full report, and Norman explained the findings and discussed next steps, though the specific details of his presentation were not captured in the transcript.

Norman explained that the current traffic data does not fully meet the signal warrants for the intersection, particularly regarding left turn movements from Entrada. He described plans for a follow-up traffic count at the school to determine if peak hour volumes could meet warrant criteria, especially considering U-turn movements and potential future school expansion. The discussion included questions about including future development impacts, with Imperial noting that while predictive data could be considered, actual future counts would be needed to meet requirements. The conversation ended with an unasked question about county regulations regarding traffic signals and potential waivers.

Traffic warrant requirements for a project, noting they need to obtain a waiver due to spacing criteria not being met, though they may exceed quarter-mile criteria. The county has proposed channelization to prevent left turns from Entrada and Royal Palm, which would require right turns only or U-turns at a downstream signal. Lance inquired about the school's traffic impact study, which Imperial confirmed they had not obtained but would be useful information. The discussion concluded with considerations about signal installation costs and potential challenges with overhead power lines affecting the design.

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The traffic analysis and development plans around a school intersection. Norm explained that additional traffic data would be collected over the next 30 days to determine if traffic warrants are met, which would help present a stronger case to the county. The group discussed the Imperial Lakes development, which was initially planned for 153 single-family homes but may now include around 300 multifamily units, causing concern for nearby residents at Castlewood. The President also addressed ongoing issues with e-bikes and electric scooters in the community, noting that while trespassing problems have improved, some local youth continue to access the golf course.

Indeed Ad for Maintenance Position

The Board approved posting a job listing for a new maintenance person to replace Mark who is retiring at year-end, with plans to conduct interviews and include a training period with Mark, with a motion made by Pam F. and seconded by Ken E.

8.New Business

The Next Meeting Date-June 11, 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 Conrad P. and approved unanimously. The meeting was adjourned at 11:40 am.

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

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