



IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: August 13, 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, Ted Anderson

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, 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 10:00am.

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. and Seconded by Pam F. and approved unanimously.

3. President's Report- Provided by Gale Schwartz

During the month we continued to interview for a replacement when Mark leaves in January. The board has received more than 150 resumes. We are in the final process with one candidate.

The board sent out 2 email blasts regarding increased activity of Alligators and Bobcat sightings. Please be careful.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services
24301 Walden Center Drive, Suite 101
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President's Report Continued-

We continue to monitor the health of our lakes. Lakes are treated monthly and monitored for various levels of bacteria, etc. We can report lakes are healthy. Growth is treated and it does take time for unwanted weeds to die and then settle. Currently there is no update regarding improvements. Our lakes have shown their "annual" growth of vegetation. The lakes are being sprayed, and results should be visible shortly.

Maintenance

Daily maintenance and repairs continue on a routine basis.

We are still in the process of rebuilding the benches throughout the community.

GIB

Patrols from the Sheriff continue and they report that they have witnessed a definite decrease in speeding.

The front gates continue to be hit. The GIB does charge the drivers with the cost of repair. The GIB has recognized the time it takes for repairs. Going forward if an incoming gate is down on the resident side the access will be blocked after 7pm and the guest gate will be utilized.

Treasurer's Report provided by Conrad Peacock

No report was provided as the July financial report was not available prior to the meeting. Gale stated this report is needed prior to each monthly meeting.

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6. Committee Reports

ARB Report -This report was provided by Ted anderson

There were 12 requests consisting of home sales, leases and renovations for paint, roof and landscape.

Infrastructure Report provided by Dr. Pam Falcigno-

Pam F. reported that the county has approved funding for electronic weirs in the community, with permitting currently underway at the US Army Corps of Engineers and construction expected to begin by summer 2027. Pam proposed sending a community-wide email blast about upcoming property inspections to give residents advance notice, particularly regarding roof conditions and other maintenance issues

7. Old Business- none currently

8. New Business-Discussion on Golf Course Renovation Project & ARB Denial

A member presented concerns about a golf course renovation that would convert a parking lot into a maintenance area and fill in a retention pond, potentially affecting property values for several homeowners including herself, John. HOA assistance was requested for legal fees to fight the renovation, arguing that restrictive covenants protecting neighborhood views had been extinguished through neglect. The board discussed their legal standing in the matter, with Gale being asked to recuse herself due to her golf club membership, though Gale declined, stating her primary obligation was to the HOA.

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The board also explored the possibility of restricting the golf course's use of neighborhood roads and sidewalks, though they determined there was no written agreement governing this access.

The board discussed two main issues: a legal challenge regarding a golf course maintenance facility and a fence relocation request. Regarding the golf course issue, Gale explained that the HOA's attorney determined they have no legal standing to pursue the matter, and the board declined to provide financial support for the homeowners' legal battle.

Mark M. then presented his appeal regarding the denial of his request to relocate his fence, arguing that the 15-foot setback requirement was misapplied since his proposal only involved moving an existing fence.

The board defended their decision, explaining that moving the fence would create a variance issue and that pool enclosures require specific compliance with county regulations.

Lighting Rods at the Entrada Gate House

The Board addressed the need for lightning rods on the gatehouse building after it was struck by lightning, with Mark obtaining an initial quote of \$3,500 and exploring alternative installation options including placing a rod on top of the flagpole.

9. Member Comments-None currently

The Next Meeting Date-September 10, 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 Pam F. and approved unanimously.

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

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