

Imperial Golf Estates Homeowners Association, Inc.

c/o Sandcastle Community Management
9150 Galleria Court, Suite 201
Naples, FL 34109
Phone: 239-596-7200

Minutes

Board of Directors Meeting

October 25, 2018

8:30AM

Weybridge Clubhouse, Imperial Golf Estates

- Call to Order:** The meeting was called to order at 8:30AM by Vice-President, Scott Toth. The following board members were present: Nathan Celauro, Charlie Litow and Patrick Keating, Pat McCabe, Martha Mugford via phone, also present James Kelly, CAM Director of Property Management representing Sandcastle Community Management and Mark Thieme IGE Superintendent.
- Proof of Notice/Quorum:** Notices on the community Bulletin Boards. Quorum was established.
- Approval BOD Minutes: September 27, 2018:**
 - A motion was made by Mr. Toth and seconded by Mr. Litow to approve the September 27, 2018 board meeting minutes as presented. The motion was unanimously approved.
- IGE HOA Treasurer's Report - September 2018 Financials:** Treasurer, Pat McCabe

The following is select financial information for the IGEHOA for the month of September 2018:

Balance Sheet

Assets		Liabilities and Equity	
Cash	\$141,417	Current Liab.	\$131,589
Reserves	439,176	Reserves	439,176
Accts. Rec.	10,169	Equity	81,302
Other	61,305		
Total	\$652,067		\$652,067

The financial position of the HOA is good and it has adequate cash to meet its needs

Monthly Income and Expense

Income

Budgeted \$110,609

Actual 108,376

Difference \$(2233)

Actual income was lower than budgeted due to no newsletter income and lower transfer fees.

Expense

Budgeted \$110,604

Actual 114,471

Difference \$(3867)

Actual expense was higher than budgeted due to higher Comcast bill.

Treasurer's Comments:

The 2019 IGEHOA budget will be discussed at the upcoming October meeting .

Board member Pat Keating will take over Treasurer duties starting early next year.

Financially yours,

Pat McCabe

Treasurer

- A motion was made by Mr. Celauro and seconded by Mr. Toth to accept the Treasurer's Report as presented. The motion was unanimously approved.

5. IGEHOA President's Report: Report not presented.

6. GIB Report:

**GREATER IMPERIAL BOARD, INC – Treasurer's Summary Report for September 30, 2018 – GIB Mtg.
10/25/18**

Income and Expense Statement as of 9/30/18:

Total Operating Income: YTD Operating Income is \$254,312.67—over budget by \$6,487.14 because of gate access and interest income

Total Operating Expenses: YTD Operating Expenses are \$262,678.05—over budget by \$14,837.24. Net Income is \$8,350.10 under budget. While gate access control YTD is over budget, Smart Pass expense and other miscellaneous expenses are under budget.

We are still tracking about \$10,000 over our annual budget estimate.

Balance Sheet Items as of 9/30/18:

1. Operations Checking Account: Cash for Operations	\$3,173.72
2. Cash for Reserves Balance:	\$451,368.81
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$3,961.82</u>
4. Total Current Assets:	\$458,504.35
5. Owner's Equity	(\$5,115.69)
6. Current Liabilities	\$12,251.23
7. Reserves	<u>\$451,368.81</u>
8. Total Equity	\$458,504.35

Balance Sheet Discussion We have adequate cash on hand to meet our monthly bills.

Martha Meyers, GIB Treasurer
H – 239-431-7434
C – 612-819-0914
lylehaven@aol.com

7.Superintendent's Report: Mark Thieme

Power repairs:

The Empress Park FP&L 600' power line failed the same time that two motors, three cameras and wiring at the gatehouse. The generator circuit board and Princess Park irrigation motor.

Did they all fail the same time that Imperial was hit by something in FP&L?

Fence:

Hopefully just a short postponement.

8. **Entrada Report:** Sign Evaluation report needs to be corrected before accepting proposal.
9. **Beautification Committee Report:** Director, Charlie Litow . There was a brief discussion in regards to shade trees and the requirement to have one on every home. Further communication will be sent to all owners reminding them of this requirement.
10. **Architectural Review Board Report:** Director, Scott Toth.

The following requests were approved by the Architectural Review Board (ARB) for the period September 27, 2018 to October 23, 2018:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE REQUESTED</u>	<u>DESCRIPTION</u>	<u>STATUS</u>
KOCH	2030 TEAGARDEN LN	09/18/18	REPLACE ROOF AND GUTTERS	APPROVED
MORAN	2215 NOBLE CT	09/20/18	EXPAND AND REPLACE FENCE	APPROVED
BOYD	1933 COUNTESS CT	09/26/18	FENCE AROUND POOL	APPROVED
GREISS	2141 IC	09/26/18	STORM CATCHERS	APPROVED
MARCONI	2243 IGCB	09/28/18	DUMPSTER	APPROVED
FISCHER	1917 EMPRESS CT	10/02/18	EXTEND GARAGE	FURTHER REVIEW
IVENER	2145 IGCB	10/02/18	NEW TILE ROOF	APPROVED
MCKENZIE	2155 IC	10/04/18	MCKENZIE	APPROVED
MCDONALD	2037 PRINCE DR	10/10/18	REPAINT HOUSE	APPROVED
SCHMITZ	1944 EMPRESS CT	10/09/18	LANDSCAPE LIGHTING	APPROVED
COOK	2112 IC	10/10/18	REPLACE ROOF	APPROVED
COOK	2112 IC	10/10/18	EXPAND POOL CAGE	FURTHER REVIEW
KRAUSE/STALLION	2110 IC	10/10/18	REPLACE ROOF	APPROVED
MAROS	2022 CASTLE GARDEN LN	10/10/18	REPLACE ROOF	APPROVED

A motion was made by Mr.Litow and seconded by Mr. Celauro to accept the ARB Report as presented. The motion was unanimously approved.

11. **Infrastructure, Roads (Storm Water Management and Drainage):** Infrastructure Committee

Mr. Celauro briefly discussed FPL LED street light conversion, at this time more information is required but a possible overcharge of the accounts may have occurred.

A motion was made by Mr. Celauro and seconded by Mr. Litow to install a concrete pad for the installation of the pump located in phase 5.

The motion was unanimously approved

12. **Traffic Awareness Report:** No Report

13. **Violations:** Director, Martha Mugford, No report

14. **Community Manager's Report:** Management has requested to communicate the non-compliant mailboxes to the current owner rather than buyer to alleviate the lack of response to changing over to the approved mailbox as of Jan. 1, 2019

A motion was made by Mr. Litow and seconded by Mr. Celauro to accept the request as presented. The motion was unanimously approved.

15. **Unfinished Business:** Stated above

16. **New Business:**

The board reviewed the current financial information along with historical data to determine the budget and reserve amount for 2019.

17 **Next Meeting Scheduled:**

The next Board of Directors meeting is scheduled for November 29, 2018 at 8:30AM at the Weybridge Clubhouse.

18 **Adjournment:**

There being no further business to discuss a motion to adjourn the meeting was made by Mr. Toth and seconded by Mr. Celauro. Unanimously carried to adjourn at 11:55 AM.

Board of Director Imperial Golf Estates Homeowners Association, Inc.

