

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

May 24, 2018

8:30AM

Weybridge Clubhouse, Imperial Golf Estates

1. **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, Pat McCabe and Charlie Litow, via phone Patrick Keating, also present James Kelly, CAM Director of Property Management representing Sandcastle Community Management. There were four owners in attendance.
2. **Proof of Notice/Quorum:** Notices on the community Bulletin Boards. Quorum was established.
3. **Approval BOD Minutes: April 26, 2018:**
 - A motion was made by Mr. Litow and seconded by Mr. Toth to approve the April 26, 2018 board meeting minutes as presented. The motion was unanimously approved.
4. **IGE HOA Treasurer's Report - April 2018 Financials:** Treasurer, Pat McCabe

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

Balance Sheet

Assets		Liabilities and Equity	\$348,387
Cash	\$381,222	Current Liab.	
Reserves	373,542	Reserves	373,542
Accts. Rec.	18,550	Equity	89,403
Other	38,018		
Total	\$811,332		\$811,332

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 114,489

Difference \$3880

Actual income exceeded budgeted income due to additional newsletter income and violation fines.

Expense

Budgeted \$110,604

Actual 92,893

Difference \$ 17,711

Actual expenses were less than budgeted due to lower Comcast bill and lower lawn/landscape bills.

Treasurer's Comments:

-The HOA spent \$10,760 this month on continued hurricane recovery expense.

-A significant portion of the HOA members have received upgraded cable service.

-The HOA has recently spent a significant amount of reserve money on several projects:

1. Removing cul-de-sac foliage.
2. Enlarging drainage pipe at Phase 5.
3. Cleaning drainage pipes in select areas.
4. Re-sleaving two drainage pipes at Empress lake.
5. Replacing drainage pipe at three locations at Empress Lake.

● 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:** Report not presented.

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for April 30, 2018 – April GIB Mtg. 5/24/18

Income and Expense Statement as of 4/30/18:

Total Operating Income: YTD Operating Income is \$116,401.17—over budget by \$6256.49 because of gate access and interest income.

Total Operating Expenses: YTD Operating Expenses are \$115,770.34—over budget by \$5584.98 based upon Gate Access Control expense timing. Net Income is \$630.83 virtually even with budget.

Balance Sheet Items as of 2/28/18:

1. Operations Checking Account: Cash for Operations	\$7,113.94
2. Cash for Reserves Balance:	\$452979.62
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$8,706.28</u>
4. Total Current Assets:	\$468,799.84
5. Owner’s Equity	\$3,880.52
6. Current Liabilities	\$11,939.70
7. Replacement Reserve Prior	<u>\$452,979.62</u>
8. Total Equity	\$468,799.84

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

Martha Meyers, GIB Treasurer
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7. **Superintendent’s Report:** Report not presented.
8. **Entrada Report:** One report of gate damage, repair paid for by vendor
9. **Beautification Committee Report:** Director, Charlie Litow . The committee would recommend following through with violations and fines with the recent issues of poor/dead sod on lawns.
10. **Architectural Review Board Report:** Director, Scott Toth.

All below requests have been approved

NAME

ADDRESS

DATE REQUESTED

GREER/SIMS	2036 PRINCE DR	03/26/18
KOERKEMEIER	1908 IGCB	04/04/18
BORRAS	2118 IC	04/08/18
SANDRU	2117 IC	04/09/18
ECKSTROM	1966 IGCB	04/10/18
WURSTLE	1920 IGCB	04/21/18
HIERRO	2052 IC	04/23/18
FRYE	1902 IGCB	04/24/18
GREER	2036 PRINCE DR	04/24/18
PHILLIPS	2039 TEAGARDEN LN	04/24/18
SCHRAFFENBERGER	1928 IGCB	04/25/18
SPEECH	2243 IGCB	04/25/18
BETHEM	1814 IGCB	04/26/18
GREER/SIMS	2036 PRINCE DR	04/26/18
DEPALMA	2089 IC	04/28/18
MOUSSA	2115 IGCB	04/29/18
GERLACH	2026 IC	04/30/18
WILTON	1916 EMPRESS CT	04/30/18
BECK	2046 PRINCE DR	05/01/18
CARMAN	2208 IGCB	05/01/18
GREER	2036 PRINCE DR	05/01/18
MULLIS	2207 REGAL WAY	05/02/18
SCOTT	2003 IGCB	05/07/18
HISH	2015 IGCB	05/08/18
DAVIS/BOYD	1933 COUNTESS CT	05/09/18
DITURI	2041 IC	05/10/18
AURELIO	2200 MAJESTIC CT	05/14/18
BRYAN	2257 REGAL WAY	05/14/18
BRYAN	2257 REGAL WAY	05/14/18
DRUGAS	2227 REGAL WAY	05/14/18
HOFFMAN	1982 IGCB	05/14/18
FOSHAY	2153 IC	05/15/18
CORRIGAN	1823 IGCB	05/16/18
GRACE	2008 E IMPERIAL DR	05/17/18

There are **no disapproved** requests, and no pending further review at the time of this meeting.

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

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

A brief discussion in regards to the repair work on the right side of the middle school property

The Comcast fiber project is estimated to begin in January 2019

Phase 5 Drainage, currently waiting for Hole Montes Study

North/South Drainage Canal Overflow: Secoya Reserve wall repair has been completed. Continue to monitor wall for any future issues.

12. **Traffic Awareness Report:** Director, Patrick Keating, No report presented.
13. **Violations:** Director, Martha Mugford, No report presented
14. **Community Manager's Report:** An Entrada Gate Violation Report as well as a Community Violation Report were presented.

15. **Unfinished Business:**

Waiting for Hole Montes Study

Secoya Reserve wall repair completed

Comcast fiber project January 2019 start date

Entrada Traffic Control CCSO agreement not completed.

16. **New Business:**

- None at this time

17. **Next Meeting Scheduled:**

The next Board of Directors meeting is scheduled for June 28, 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 10:30 AM.

Board of Directors

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