

# 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

June 28, 2018

8:30AM

Weybridge Clubhouse, Imperial Golf Estates

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- 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, Martha Mugford and Charlie Litow, Patrick Keating 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: May 24, 2018:**
  - A motion was made by Mr. Celauro and seconded by Mr. McCabe to approve the May 24, 2018 board meeting minutes as presented. The motion was unanimously approved.
- IGE HOA Treasurer's Report - May 2018 Financials:** Treasurer, Pat McCabe

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

#### Balance Sheet

Assets		Liabilities and Equity	
Cash	\$262,056	Current Liab.	\$194,928
Reserves	313,615	Reserves	313,615
Accts. Rec.	7,614	Equity	95,913
Other	20,371		
Total	\$603,656		\$603,656

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 112,381

Difference: \$1773

Actual income exceeded budgeted income due to higher newsletter income.

Expense

Budgeted \$110,604

Actual 106,672

Difference: \$3932

Actual expenses were lower than budgeted due to lower building and grounds expense.

Treasurer's Comments:

The HOA spent \$1600 this month on hurricane recovery expense.

Fencing repair expense from hurricane damage will be soon.

The HOA continues to have low delinquency on payment of dues.

Costs of necessary repair/replacement of street paving will be reviewed soon.

Financially yours,

Pat McCabe

Treasurer

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

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

6. **GIB Report:** Mr. Celauro briefly discussed the beatification committee approved 32,000 in new plantings, also road improvement and gate house improvements with further discussion needed

**GREATER IMPERIAL BOARD, INC – Treasurer’s Summary Report for May 31, 2018 – GIB Mtg. 6/28/18**

**Income and Expense Statement as of 5/31/18:**

**Total Operating Income:** YTD Operating Income is \$144,312.05—over budget by \$6,631.20 because of gate access and interest income.

**Total Operating Expenses:** YTD Operating Expenses are \$138,933.68—over budget by \$1,217.23 Net Income is \$5,413.97 over with budget. While gate access control YTD is over budget, Smart Pass expense and other miscellaneous expenses are under budget.

We are still tracking to our annual budget estimate.

**Balance Sheet Items as of 5/31/18:**

1. Operations Checking Account: Cash for Operations	\$5,208.14
2. Cash for Reserves Balance:	\$456,555.50
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$11,433.83</u>
4. Total Current Assets:	\$473,197.47
5. Owner’s Equity	\$8,628.06
6. Current Liabilities	\$8,013.91
7. Replacement Reserve Prior	<u>\$456,555.50</u>
8. Total Equity	\$476,197.47

**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

**Superintendent’s Report:** Mark Thieme

**Drainage;**

All of the drainage projects are completed, including the last drain on the golf course. We are still waiting for the sod to come in, but that too will be completed in due time.

The East canal breach by the North Naples middle school has been repaired by our own landscaper, Jose’ Pineda. The Secoya community has lifted the falling wall and also repaired the washout underneath on the East canal to Bismarck.

**New Plantings;**

Most of the seasons flowers are in, some are still ordered. Old Mexican Petunias have been sprayed with herbicide in Princess Park. The roots have to be killed or they will continue to grow into the new plantings. The irrigation along the road will be changed to drip or soaker to hopefully avoid staining along the roadway.

**Cul-De'Sac Pavers;**

The pavers are being sanded.

**Trimming;**

The palm trimming has started.

Residents, please remind your guests and vendors to use the 41 entrance.

7. **Entrada Report:**

8. **Beautification Committee Report:** Director, Charlie Litow . The committee would recommend following through with violations and fines. A violation log with be presented to the board for tracking and future reference.

9. **Architectural Review Board Report:** Director, Scott Toth.

The following requests were approved by the Architectural Review Board (ARB) for the period May 24, 2018 to June 27, 2018:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE REQUESTED</u>	<u>DESCRIPTION</u>
MILLER	2030 CASTLE GARDEN LN	05/22/18	PAVER DRIVEWAY AND WALKWAY
GREENBAUM	1824 PRINCESS CT	05/22/18	REPAINT HOUSE
GOSON	2039 CASTLE GARDEN LN	05/23/18	IMPACT WINDOWS AND SHUTTERS
MULLIS	2207 REGAL WAY	05/29/18	FENCE
YOUNKERS	2032 CASTLE GARDEN LN	05/24/18	REPLACE TILE ROOF
GERLACH	2026 IC	05/23/18	REPLACE HEDGES
GERLACH	2026 IC	05/23/18	REPLACE FENCE
ROYE	2228 IGCB	05/31/18	REPAIR RIP RAP
CLIFFORD	2217 REGAL WAY	06/11/18	GENERATOR
PAPA	1960 IGCB	06/11/18	REPAINT HOUSE
FOSHAY	2153 IC	06/11/18	POD
FALDUTO	1918 PRINCESS CT	06/13/18	GENERATOR
HISH	2015 IGCB	06/12/18	GARAGE DOORS
MULLIS	2207 REGAL WAY	06/11/18	POD
ALBERS	2216 IGCB	06/25/18	HURRICAN CATCHERS AND WINDOWS

1. There is one request that is pending further review by the Architectural Review Board for the period, May 24, 2018 to June 27, 2018.

2. There are no disapproved request, and none that are pending further review by the Architectural Review Board for the period May 24, 2018 to June 27, 2018.

3. Updated Activity Report for 2018.

Respectfully Submitted,

Scott Toth, Chair

Architectural Review Board

Imperial Golf Estates Homeowners' Association, Inc.

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

10. **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, repair completed by Jose Pineda

11. **Traffic Awareness Report:** Director, Patrick Keating, No report presented

12. **Violations:** Director, Martha Mugford,

IGEHOA Director's Report for Board Meeting 6/28/2018

Violations Report/ Martha Mugford

Rounds were made on May 26, June 3, 16 and 24.

I would like to thank the property owners who responded and corrected the violations that were noted by me when making rounds. Being a good neighbor will benefit everyone who lives in our community. If you are headed out of Florida, please have a safe summer and we will see you when you return. Make sure that any items on your property that have the potential of being a missile during a storm are stowed away.

VIOLATIONS – Director Mugford

REGAL WAY: 2210, 2211, 2215, 2220 and 2227 all need to have their roof cleaned.

TEAGARDEN LANE: 2022, 2027, 2029, 2030, and 2033 all need to have their roof cleaned.

IMPERIAL CIRCLE: 2147 roof needs cleaning.

IMPERIAL GOLF COURSE BOULEVARD: 2212, 2215 (stains on driveway, curb and house from sprinkler) 2006, 2007, 2009, 2101, 2118, 2219, 2232 and 2256 IGCB all need to have their roof cleaned.

NOTE: Homeowners with pool enclosures damaged by Hurricane Irma need to install a temporary barrier until permanently fixed. State building codes require residential pools to have barriers for safety and the requirement is enforced by the Collier County Code Enforcement.

NOTE: If your home, driveway and curb are stained from your sprinkler system, it is your responsibility to clean it or have it cleaned. There are many products and filters available in the stores for this project.

NOTE: Unleashed dogs should be reported to Collier County Domestic Animal Services at (239) 252-PETS.

Unleashed dogs are a violation of our HOA Declaration and Collier County Code. Please note the date and time when reporting.

Report was unanimously approved.

13. **Community Manager's Report:** An Entrada Gate Violation Report as well as a Community Violation Report were presented.

14. **Unfinished Business:**

15. **New Business:**

**Superintendent Thieme presented the board with a proposal for perimeter fence repair from Rapp Fence in the amount of 8,700.**

A motion was made by Mr. McCabe and seconded by Mr. Celauro to approve the proposal.

The motion was unanimously approved.

**Mr. McCabe presented to the board a request to change pay period to weekly for Superintendent Thieme's**

A motion was made by Mr. Toth and seconded by Mr. Celauro to approve the request.

The motion was unanimously approved

16. **Next Meeting Scheduled:**

The next Board of Directors meeting is scheduled for August 23, 2018 at 8:30AM at the Weybridge Clubhouse.

17. **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 10:17 AM.

**Board of Directors**

**Imperial Golf Estates Homeowners Association, Inc.**