

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

September 27, 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, Pat McCabe and Charlie Litow, Patrick Keating, 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: August 16, 2018:**
 - A motion was made by Mr. Celauro and seconded by Mr. Toth to approve the August 16, 2018 board meeting minutes as presented. The motion was unanimously approved.
- IGE HOA Treasurer's Report - August 2018 Financials:** Treasurer, Pat McCabe

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

Balance Sheet

Assets		Liabilities and Equity	
Cash	\$228,935	Current Liab.	\$174,430
Reserves	470,519	Reserves	470,519
Accts. Rec.	12,175	Equity	87,397
Other	20,717		
Total	\$732,346		\$732,346

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 115,624

Difference \$5015

Actual income exceeded budgeted income due to legal fees charged to delinquent owners.

Expense

Budgeted \$110,604

Actual 109,555

Difference \$1049

Actual expense was slightly less than budgeted.

Building and ground maintenance expense was significantly lower than budgeted, but was offset by higher than budgeted monthly Comcast fees.

Treasurer's Comments:

Your Board will deliberate, at this month's meeting, moving the reserve funds from bank CDs to U.S. Treasury investments with Private Capital Management.

Jeff Fortier of our community is a managing director at the firm.

Next month your Board will begin deliberations on the 2019 budget.

It is anticipated there will be increases in the budget for:

1. GIB dues
2. Comcast fees
3. Inflation
4. Sandcastle fees

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:** Mr. Celauro briefly discussed the start of the Comcast upgrade and correspondence that will be sent to the residents. The GIB will be voting on the front entry renovation to include painting of the guard house, installing a new roof and pavers at the entry. The GIB will be delaying the road resurfacing project until 2020.

GREATER IMPERIAL BOARD, INC – Treasurer's Summary Report for August 31, 2018 – GIB Mtg. 9/27/18

Income and Expense Statement as of 8/31/18:

Total Operating Income: YTD Operating Income is \$226,943.03—over budget by \$6,653.67 because of gate access and interest income

Total Operating Expenses: YTD Operating Expenses are \$232,034.74—over budget by \$11,725.02. Net Income is \$5,071.35 under 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 8/31/18:

1. Operations Checking Account: Cash for Operations	\$1,651.79
2. Cash for Reserves Balance:	\$453,099.98
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$3,366.48</u>
4. Total Current Assets:	\$458,118.25
5. Owner's Equity	(\$1,842.02)
6. Current Liabilities	\$6,860.29
7. Replacement Reserve Prior	<u>\$453,099.98</u>
8. Total Equity	\$458,118.25

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:** Mark Thieme

Drainage;

Two storm Lids are ordered with 1 box to be replaced

Princess Park;

The well system has failed and has been replaced. Irrigation is being moved from curbside inward. The 15-year-old Mexican Petunias have been replaced with Katie Ruellia.

Fence Repair

Work to begin October 1st.

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

8. **Entrada Report:** One claim of vehicle damage has been paid.

9. **Beautification Committee Report:** Director, Charlie Litow . The committee will investigate the cost for litigation for two property owners not in compliance.

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



Monthly Report

Architectural Review Board

September 18, 2018

The following requests were **approved** by the Architectural Review Board (ARB) for the period August 28, 2018 to September 26, 2018:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE REQUESTED</u>	<u>DESCRIPTION</u>	<u>STATUS</u>
GREEN	2206 REGAL WAY	08/14/18	HURRICANE SHUTTERS	APPROVED
SZATKOWSKI	2211 IGCB	08/15/18	REPLACE ALL WINDOWS TO IMPACT	APPROVED
BERNIER	1919 EMPRESS CT	08/16/18	REPLACE ALL WINDOWS TO IMPACT	APPROVED
LAZATIN	2232 IGCB	08/18/18	PAVER POOL DECK	APPROVED
BARANCYK	1974 COUNTESS CT	08/20/18	REPLACE SOD	APPROVED
DUPRE	2151 IC	08/24/18	REPLACE ROOF	APPROVED

DUPRE	2151 IC	08/24/18	DUMPSTER	APPROVED
MYERS	2087 IC	08/27/18	REPLACE ROOF	APPROVED
CALABRO	1947 IGCB	08/09/18	ADDITION	APPROVED
HOFFMAN	1982 IGCB	08/28/18	REPAINT HOUSE	APPROVED
MYERS	2087 IC	08/28/18	SOLAR	APPROVED
GRZEBIELUCHA	1805 PRINCESS CT	08/28/18	NEW CONSTRUCTION	APPROVED
LAZATIN	2232 IGCB	08/28/18	POOL FENCE	APPROVED
SMITH	1932 IGCB	08/30/18	REPLACE POOL CAGE	APPROVED
MARINELLI	1823 PRINCESS CT	08/30/18	REPLACE POOL	APPROVED
LIVELY	2016 DUKE DR	09/03/18	REPAINT HOUSE	APPROVED
MULLIS	2207 REGAL WAY	09/05/18	NEW TREES	APPROVED
DUNAVAN	2018 IGCB	09/10/18	EXTENTION UNDER EXISTING ROOF	APPROVED
MCKENNA	1937 IGCB	09/11/18	REPLACE ROOF	APPROVED
MCKENNA	1937 IGCB	09/11/18	REPLACE POOL CAGE	APPROVED
MOORE	2123 IC	09/11/18	REPLACE ROOF AND PAINT	APPROVED
BEGGAN	1927 IGCB	09/12/18	REPLACE POOL CAGE	APPROVED
GRUNER	2029 CASTLE GARDEN	09/14/18	POOL FENCE AND CLUSIA	APPROVED
DUGAN	2004 PRINCE DR	09/14/18	REPLACE GARAGE DOOR	APPROVED
MAURO	2035 CASTLE GARDEN LN	07/30/18	REPLACE ROOF	APPROVED

1. There are no requests that are pending further review by the Architectural Review Board for the period, August 28, 2018 to September 26, 2018.

2. There are no disapproved request, and none that are pending further review by the Architectural Review Board for the period, August 28, 2018 to September 26, 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 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

A brief discussion in regards FPL LED street light conversion ended with clarification and more research needed.

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

13. **Community Manager's Report:** 5 new violation letters have been sent to owners. 2019 budget process will begin

14. **Unfinished Business:** Stated above

15. **New Business:** Brief discussion with regards to 2019 budget. Two pond residents discussed lake fountains not in working order. Further discussion was requested.

16 **Next Meeting Scheduled:**

The next Board of Directors meeting is scheduled for October 25, 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 10:15 AM.

Board of Directors

Imperial Golf Estates Homeowners Association, Inc.

