

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

April 25, 2019

8:30AM

Sandcastle Community Management

- Call to Order:** The meeting was called to order at 8:30AM by Charlie Litow. The following board members were present: Nate Celauro, Gale Swartz, Martha Mugford, David Krause, Pat McCabe, John Mickelson 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: March 28, 2019:**
 - A motion was made by Mr. Krause and seconded by Mr. Celauro to approve the March 28, 2019 board meeting minutes as presented. The motion was unanimously approved.
- IGE HOA Treasurer's Report - Financials:**

Re: February 2019 financials

The following is select financial information for the IGEHOA for the month of February 2019:

Balance Sheet

Assets		Liabilities and Equity	
Cash	\$231,343	Current Liab.	\$226,577
Reserves	483,549	Reserves	483,549
Accts. Rec.	25,685	Equity	75,121
Other	50,487	Equity net gain/loss	5,816
Total	\$791,064		\$ 791,063*

*difference due to rounding

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

Monthly Income and Expense

Income

Budgeted \$130,227

Actual 129,127

Difference \$(1100) Actual income was slightly lower than budgeted due to lower sales/transfer fees

Expense

Budgeted \$130,227

Actual 125,271

Difference \$4956 Actual expense lower than budgeted due to lower grounds maintenance

Treasurer's Comments: IGEHOA financials can now be found on the property manager's, Sandcastle, website

Re: March 2019 financials

The following is select financial information for the IGEHOA for the month of March 2019:

Balance Sheet

Assets

Cash \$234,138

Reserves 584,872

Accts. Rec. 14,344

Other 15,063

Total \$848,417

Liabilities and Equity

Current Liab. \$176,773

Reserves 584,872

Equity 74,125

Equity gain/loss 12,647

\$848,417

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

Monthly Income and Expense

Income

Budgeted \$130,227

Actual 118,885

Difference: \$(11,342) Actual expense was less than budgeted due to
Line item 4155 master fees \$(9827) and no
sales/transfer fee income

Expense

Budgeted \$130,227

Actual 112,054

Difference: Actual expense was less than budgeted due to lower
ground maintenance and admin. expense

Treasurer's Comments: IGEHOA monthly financials can be found on
property manager's, Sandcastle, website

Financially yours,

Pat McCabe

Treasurer

5. IGEHOA President's Report:

Charlie Litow, President's Report

April 25, 2019, 8:30am.

-Newsletter. I will ask John to report our findings.

-Governing document updates. They were previously provided with the exception of requiring a 2/3 vote of the membership to approve an installation of a fountain to be paid for by the HOA.

After debate, will someone make a motion to have board members adopt these rule changes. We will still need to bring these to a vote at a later date when we think they can pass.

- 1) Articles. -The board shall consist of not less than three (3) Directors, clarifying minimum number.
- 2) By Laws. - the annual meeting will be on the 4th Monday of January, but can be another time.
- 3) - notification by electronic means if you opt in.
- 4) -a quorum is ¼ of the members for an annual meeting or 1/3 for a special meeting.
- 5) -clarifying number of board members and years of service.
- 6) -clarifying qualifications.
- 7) - an officer can hold more than one office.
- 8) -fines can \$100 a day or up to \$1500 a year in the aggregate.
- 9) Covenants. -raising from \$200 to \$250 how much the board can spend without a special assessment.
- 10) -special assessments require a 2/3 vote, except if an act of god creates a state of emergency.
- 11) -fines from 50 to 100 and aggregate of 1500.00.
- 12) -the board may reject a tenant who is felon.
- 13) requiring a vote of 2/3 of the membership to install a fountain to be paid for by the HOA

Eballot update from Sandcastle.

Introduction of a test well. The idea is to drill a new well in Regal at a cost of no more than \$4000.00 so we can hopefully eliminate the rust problem. Mark will present, then we can debate and see if a motion can be made.

Noisy Sunday. A complaint was made about a homeowner cutting and trimming on Sunday from 9-12. The homeowner is doing the work themselves. Does this cause concern for the board to the point we adopt a restriction?

Sidewalk plan. What is the present status and be sure and keep Sandcastle in the loop on how this progresses.

Properties having substantial issues.

6. **GIB Report:** No report

7. **Superintendent's Report:** Mark Thieme

Road repaving project:

Phase 1 through 4 paving project will start approximately on May 15th.

Sidewalks:

Paved sidewalks are still ongoing, First the smaller sections then the long stretches. Roots will be removed with a root a preventive going down first.

Gate House:

Residents please DO NOT confront violators, and don't try to stop tailgaters by slowing down through the gate. Almost always it is another resident that you are holding under the gate as it comes down. Just notify the office of the time and what vehicle you are driving.

Mark presented two proposal to the board for consideration and approval.

A motion was made by Mr. Krause and seconded by Mr. Celauro to approve the Water Well Express proposal for 3,600.00
The motion was unanimously approved.

A motion was made by Mr. McCabe and seconded by Mr. Celauro to approve the Jose Pineda proposal for 3,825.00
The motion was unanimously approved.

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

Respectfully submitted by

Mark Edward Thieme

8. **Beautification Committee Report:**

Director, David Krause briefly discussed the possible fly problem in and around the lake areas.

Director Krause made a motion to approve personal lake fountains at the owner expense. The motion failed with no second.

9. **Architectural Review Board Report:** Director, Gale Swartz

April Imperial Report

Address	Request	Y/N
2034 Castle Garden	Storm Shutters	y
21181GB	Circle Driveway	y
2209 Noble	House Painting	y
2006 Prince	5/1-Ft Trees	y
2206 IGCB	Painting	y
19461GB	Sale	y
18011GB	Sale	y
1909 Countess	Remodel	y
1953 IGCB	Roof	y
203 I Castle Garden	Paint	y
1946 IGCB	Basketball	y
2059 Circle	Roof	y
1927 IGCB	Windows	y
1946IGCB	Dumpster	y
2004 Prince	Pavers	y
1811IGCB	Roof	y

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

Mr. Celauro briefly spoke about the schedule for the upcoming pavement project. The tentative date to begin will be May 28th starting in phase I, II, IV and then III. Mr. Celauro will compose a letter to be sent to all residents.

11. Violations Report/ Martha Mugford

- 1939 Princess Court – boat and grill on driveway
- 1941 Empress Court – no pool barrier/dead tree
- 1965 IGCB – remove Brazilian pepper plants
- 1822 IGCB – roof
- 2224 IGCB – commercial truck parked day and night
- 2211 Noble Court – driveway needs power washing
- 2207 Noble Court – moldy roof
- 2231 IGCB – lawn needs work
- 2247 IGCB – lawn needs work
- 1902 Princess Court – lawn and driveway
- 1912 Princess Court – lawn needs work
- 1937 Princess Court – lawn needs work
- 1929 Princess Court – lawn and mailbox needs painting
- 2201 Majestic Court S – driveway needs power washing
- 2207 Majestic Court S – driveway needs power washing
- 2212 IGCB – driveway needs power washing and lawn needs attention
- 2118 IGCB – mold on wall needs power washing

Mr. Celauro made a motion to approve the violation report, second by Mr. McCabe

12. Unfinished Business: Stated above

13. New Business: None

14 Next Meeting Scheduled:

The next Board of Directors meeting is scheduled for April 25th at 8:30AM at the Sandcastle Management.

