



Meeting Minutes

DATE: December 14, 2021

TIME: 10:00 AM

LOCATION: Imperial Golf Club

Board Members Present:

Tom Harruff
James Wilson
Pat McCabe
Gale Schwartz
John Mickelson
Dan Castaldini
Debbie Frost

Others Present: Kailin Francis, and James Tanigawa, Vesta Property Services

I. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:01 am

II. Proof of Notice:

Community Association Manager gave proof that the meeting notice was posted and mailed in accordance with Florida State Statutes and Association By-Laws.

III. Reading or Disposal of Minutes of unapproved Meeting Minutes

Motion: Jim Wilson made a motion to approve the November 23, 2021, Meeting Minutes. Deb Frost seconded.

Motion approved.

IV. Reports of Officers:

Treasurers Report: Pat McCabe

Pat McCabe reviewed the November financials and noted the association is in a good financial position. He discussed the proposal from the audit firm that has completed the last several years of audits.

Motion: Tom made a motion to use Gerstle, Rosen and Goldenberg P.A. for the 2021 and 2022 audits. Deb Frost seconded.

All in favor, Motion approved.

IMPERIAL GOLF ESTATES HOMEOWNERS ASSOCIATION, INC.

Vesta Property Services
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
Ph: (239) 947-4552 > Fax: (239) 495-1518



President's Report: John Mickelson

John discussed the petition received with signatures.

GIB Report

John Mickelson reported on behalf of Gale Schwartz the vendor passes are in process. The walking path was defeated. The GIB wants to send mail to owners which is against the by-laws.

Motion: John made a motion to allow Gale Schwartz to discuss GIB communicating directly with Estate owners with the association's attorney. Tom Harruff seconded.

All in favor, Motion approved.

V. Committee Reports

Superintendents Report

John Mickelson reviewed Marks' report in his absence. Mark has been working on the drainage concerns in two areas as well as the electrical issues at the Entrada gate.

Beautification Report

Signs are being painted and holiday decorations were placed prior to Thanksgiving. Mulch has been installed.

ARB Report

Deb Frost gave report for sales, leases and ARB's. Deb Frost reviewed the proposed ARB guidelines and suggested the new Board in January continue to review and amend as necessary.

Managers Report

Kailin Francis reported violations letters have recently been sent for dirty roofs and weeds. 2022 coupon booklets have been sent and owners should be receiving those soon if they have not already.

Lake Report – No Report

Veterans Report- No Report

Infrastructure Report- Tom reviewed the drainage system and the two areas of concern. 2215 Regal Way might be caused by comcast. Tom has reached out to comcast. Currently other repairs are being investigated as MRI has proposed a \$32,000 repair. The 4-way stop area of concern is being reviewed for repair options.

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VI. Unfinished Business

- A. Bubbler Relocation Update:** The parts have been ordered from Lake Doctors and the bubbler will be moved once all parts have arrived. The homeowner has requested the board to review the funds to pay for the bubbler relocation as he has contributed \$8,000 to have it relocated. The Board will review and add it to a future agenda item.
- B. MRI Proposal, 2215 Regal Way and 4- Way Stop:** This was previously discussed with the infrastructure committee report.
- C. Term Limits:** This will be tabled for a Board of Directors meeting after the annual meeting.

XI. New Business

- A. Lake Maintenance:** The three proposals were reviewed. They are not identical, and the Lakes committee will need to meet with each vendor to ensure they are accurately bidding on the scope of work.
- B. Gate Recorder:** Vesta gave an overview of the proposal received from Cypress Access systems to replace the current recorder for accuracy.
- C. Motion: John made a motion to accept the Cypress Access System proposal as proposed. Tom Harruff seconded. All in favor, Motion approved.**
- D. Pressure Washing:** Vesta reviewed two bids from companies to pressure wash the common area sidewalk and gutters as well as purchasing commercial grade equipment for Mark to utilize and complete the job. Vesta will look at possibly renting a commercial machine for a day and then the Board will re-evaluate

XII. Homeowner Issues

Homeowner discussed term limits, maintenance shed and the current petition.

XIII. Adjournment

Motion: A motion was made by Gale Schwartz to adjourn the meeting at 12:00pm. Seconded by John Mickelson.
All in favor, Motion approved.

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