

The Estates

MAY 2018
Issue 05/18

IMPERIAL GOLF ESTATES HOA INC.

IGEHOA Property Manager

Sandcastle Community Management
PM James Kelly 596-7200

JamesK@SandcastleCM.com

Asst. PM: Beverly Florio 596-7200

BeverlyF@SandcastleCM.com

IGEHOA Website: www.igenaples.info

GIB GATEHOUSE

Voice Mail: 597-2005

GIB Gatehouse Fax: 597-1069

GIB Gatehouse Email:

Imperial@RamcoProtective.com

IGE Web Master: Mike Shields

mikeshieldssr@comcast.net

THE BOARD 2018

Pres. Vacant

V.P. Scott Toth 216-2907

sjtoth@gmail.com

Sect. Martha Mugford 269-6899

mugfordige@gmail.com

Treas. Pat McCabe 402-770-7975

pat@midwesttile.com

Dir. Pat Keating 414-217-5895

pwkeat@aol.com

Dir. Nate Celauro 917-751-9869

ncelauro@aol.com

Dir. Chas Litow 319-551-1218

hazardcoe@gmail.com

COMMITTEE CHAIRPERSONS:

ARB - Scott Toth 216-2907

sjtoth@gmail.com

Traffic Awareness

Patrick Keating 414-217-5895

pwkeat@aol.com

Entrada Ave-Back Gate

Nate Celauro 917-751-9869

ncelauro@aol.com

Beautification

Dir. Chas Litow 319-551-1218

hazardcoe@gmail.com

Infrastructure (Drainage and Roads)

Nate Celauro 917-751-9869

ncelauro@aol.com

Estates Newsletter

Mary Dargene 815-238-5661

marym821@gmail.com

Perimeter/Community Awareness

Patrick Keating 414-217-5895

pwkeat@aol.com

Violations-Martha Mugford 269-6899

mugfordige@gmail.com

ARB Committee Members: Chairman Scott

Toth, Patrick Keating, and Steve Schroeder

IGE Superintendent:

Mark Thieme

227-9201

IMPORTANT REMINDER:

The new IGEHOA/Comcast Bulk Cable TV and Bulk Internet services agreement was effective April 2nd. All residents, especially those with a personal Comcast bill each month, need to call 1-800-XFINITY (1-800-934-6489) from the phone registered with Comcast and ask to "upgrade your services". Even if you do not have a Comcast bill each month you need to have your residence registered under the new agreement. The agreement provides new TV equipment including the X1 platform with a DVR, a voice remote, up to five devices and Digital Preferred Channels. Internet services include a free wireless gateway (modem) and Blast speed. Your 2018 quarterly assessment has increased by \$65 per quarter to \$498 per quarter including Bulk Cable TV and Internet services. The next quarterly assessment of \$498 is due Jul 1, 2018. Please include the coupon with your payment. You should have received a new coupon book in the mail with the new 2018 Budget and assessment amount prior to the due date. If you have not received your coupon book, please contact Sandcastle Community Management Accounting at 239-596-7200.

It is your responsibility to call in all vendors and visitors to allow pre-authorized access through the US 41 front gate. Call 239-597-2005 to enter the automated call in system. You can include your regular vendors on your pre-authorized access list. An access authorization form is available at www.greaterimperial.info under Access Control Form or by using www.gateaccess.net. Please do not try to schedule a delivery or work after hours, on Sunday or a Holiday!

Pets: You are responsible for controlling your pets whenever they are out of the house (especially on sidewalks) and picking up their waste per Collier County Ordinances. Please respect your neighbors.

Please be respectful of your neighbors by following our speed limits, using turn signals and stopping at stop signs in Imperial and on Entrada Blvd.

Vendors and Visitors: Please remind all your vendors, sub-contractors, deliveries, and visitors that they must enter through our US 41/Tamiami Trail N/Imperial Golf Course Blvd. gate (897 Imperial Golf Course Blvd.) regardless if their GPS tries to route them to the Entrada Gate. The Entrada gate is for IGEHOA residents only. The Entrada Gate is monitored by cameras 24/7 and non-residents entering that gate are Trespassing. Damages to the gate systems will be charged to the offending vehicle owner.

You can update your personal information in the Property Manager's data base using the Owner Contact Form on line at: www.igenaples.info/all_forms/owner_info.htm or you can obtain a form from the Property Manager's office.



Call to Order: The May 24, 2018 meeting was called to order at 8:30 AM by Vice President Scott Toth. The following board members were present: Nathan Celauro, Pat McCabe, Charlie Litow and via phone James Kelly, CAM Director representing Sandcastle Community Management attended. There were four owners in attendance.

Review of Minutes: 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.

Proof of Notice/Quorum: Superintendent Thieme posted Notices on the community bulletin boards. Quorum was established.



IGE HOA Summary Treasurer's Report: (Treasurer Pat McCabe)

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

Balance Sheet

Assets:

Operating Cash	\$262,056
Reserves	\$313,615
Accts Receivable	\$7,614
Other Assets	\$20,271
Total Assets	\$603,656

Liabilities:

Total Current Liabilities	\$194,928
Reserves	\$313,615
Owner's Equity	\$95,913
Total Liabilities/Owner Equity	\$603,656

Treasurers Comments: (Treasurer Pat McCabe)

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

Income and Expense Statements:

Income

Budgeted	\$110,609
Actual	\$114,489
Difference	\$3,880

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

Expense:

Budgeted	\$110,604
Actual	\$92,893
Difference	-\$17,711

Expense Statement: Actual expenses were lower

than budgeted due to lower Comcast fees and lower lawn/landscape bills.

Treasurer's Comments:

The HOA spend \$190,760 this month on continued hurricane recovery.

A significant portion of the HOA 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.

Treasurers Report was accepted by the Board.

President's Report: No report presented



GIB Report: Treasurers Summary Report for April 30, 2018 - May GIB Meeting 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 due to gate access and interest income.

Total Operating Expense: YTD Operating Expenses are \$115,770.34 over budget by \$5,584.98 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: \$452,979.62
3. Other Assets, incl. Acts Rec and Pre-pays \$8,706.28
4. Total Current Assets: \$468,799.84
5. Owner's Equity \$3,880.52
6. Current Liabilities \$11,939.70
7. Replacement Reserve Prior \$452,979.62
8. Total Equity \$468,799.84

We have adequate cash on hand to meet our monthly bills

Martha Meyers, GIB Treasurer

H - 239-431-7434

C - 612-19-0914

lylehaven@aol.com



Infrastructure (Storm Water Management, Roads and Drainage):
No formal report.



Superintendents Report:
No report presented.

IGE HOA residents only are authorized to use the Entrada Gate.



Entrada Report: One report of gate damage, repair paid for by vendor.



Beautification Committee Report: (Director Litow):

The committee would recommend following through with violation and fines with recent issues of poor/dead sod on lawns.



Architectural Review Board Report: (Vice President, Scott Toth)

Thirty four requests were approved by the ARB in May. The majority of requests were still for new roofs from the aftermath of Hurricane Irma damage. The Board approved the ARB report.

To obtain an Exterior Change Request form on line: www.igenaples.info, log-in with name "imperial" and password "2011"

Or a copy from Sandcastle Community Management and email your request to: sjtoth@gmail.com

Please remember that ARB approval is required for the use of PODS, Dumpsters and Port-a-Potties even if the renovations involve only interior changes.



Traffic/Community Awareness:
No report presented.



Violations and Fining Committee:
No report presented.



Community Manager's Report:
No report presented.



Newsletter-Estates:
No report presented.



Perimeter Awareness:
No report presented.

Unfinished Business:

Still waiting for Hole Montes Study Secoya Reserve wall repair completed Comcast fiber project January 2019 start date Enstrada Control CCSO Agreement not completed.

New Business:

None at this time.

RESIDENT CLASSIFIED ADS

Imperial residents can place a classified ad in The Estates Newsletter to sell household items within Imperial Golf Estates at NO CHARGE.

Ads should be 4 lines or less.

Simply email your text ad to Greg at:

hierro@comcast.net

FOR SALE:

Generac Model 6000, LP Gas generator, 3250 watts. Tank included \$600 OBO. (239)398-0506.



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IGE Real Estate Update

Current Activity as of May 31st 2018 (Averages are for Year 2018)

Active Houses on the Market	22
Pending with Contingencies	6
Pending with No Contingencies	1
Closed Sales During 2018 from 1/1/18 - 05/31/18	7
Average 2018 Sales Price	\$640,429
Average 2018 Price Per Sq. Ft.	\$239.08
There Are No Distressed Sales in 2018	
IGE Residents:	Full Time 70% Seasonal 30%

Source: From Naples MLS Provided by John R Wood Inc.

Announcement: We have a new Sandcastle property manager, James Kelly

Jim replaces Beth McWilliams. Beverly Florio is still the Assistant PM.

Jim comes to Sandcastle from Presidio Management where he served as a Regional Manager. He is a licensed CAM with over 15 years of combined management and leadership experience and brings a wealth of knowledge of both Condominium and Homeowners Associations. Jim's background in the construction industry as an Electrical Crew Supervisor and licensed multi-state property and casualty insurance agent has provided him with the combined experience necessary to comprehend the many aspects of the industry. During his many years in the industry, Jim weathered both hurricanes Wilma and Irma, and due to his vast knowledge was able to assist both his managers and Board members with prompt recoveries.



PM James Kelly
239-596-7200
JamesK@SandcastleCM.com

Reminder - It is the responsibility of each Lot Owner to assure that their current contact information is in the Property Manager's data base. That includes local and alternate mailing addresses, local and alternate telephone numbers, email addresses, home watch services, etc. This is important for notices to the entire community of important information like road closures, Estates newsletter and official notifications from the Association including Association Maintenance Fees.

You can do this on line at
http://igenaples.info/owner_info.htm

Quarterly Maintenance Fees - Coupon/Due Dates
2018 Quarterly Payment due Jan 1, 2018 at the rate of \$498.00 per quarter.

Statement/coupon about Dec 1, Payment due Jan 1;
 Statement/coupon about Mar 1, Payment due Apr 1;
 Statement/coupon about Jun 1, Payment due Jul 1;
 Statement/coupon about Sep 1, Payment due Oct 1.

Quarterly Maintenance Fees - Please include your Resident Number and your Account Number (Phase and Lot Number) on all check payments to preclude any delay in processing. Owners with multiple lots must indicate how they wish their payments applied by including the appropriate coupons with each check. The correct mailing address for IGEHOA Quarterly Maintenance Assessments is: Iberia Bank, P.O. Box 11203, Naples, FL 34101-1203.

If you are using an automatic bill pay service, give them this address for mailing purposes and ask that they include your Account Number (Phase and Lot Number) on all payments.

Lot Owners can contact Sandcastle CM Accounting at 239-596-7200 if you need another coupon book or to discuss the coupon book process.

Future Board of Director Meetings – BOD Meetings are held at the Island/Weybridge Clubhouse, 8:30 AM; BOD Meetings Jun 28, 2018. There is no board meeting in July due to vacations.

Note: Contents of this newsletter are not official and only the approved minutes represent the Association.

IMPORTANT NUMBERS TO KEEP HANDY
Sheriff Non-Emergency----- 252-9300
Domestic Animal Control----- 252-7387
Humane Society Animal Shelter----- 643-1555
Garbage / Waste Pick-up----- 252-2380
Solid Waste Management----- 252-2508
Code Enforcement----- 252-2440
Comcast-----800-934-6489
Naples Daily News Circulation Dept 263-4839

If you would like to advertise a service or product in the Estates Newsletter please contact: Tom Harruff 239-591-8049, or e-mail to: tomharruff@comcast.net

For rate and deadline information.
 An Advertising Request Form will be sent to you for completion. We accept existing ads, business cards and photos. Submissions of existing art needs to be in jpg, tiff or pdf format, (300DPI, RGB or CMYK).

We can also design an ad for you.
 For submissions of art work and files or ad design and layout please email your information to:

Greg Hierro 592-7501 email: hierro@comcast.net



ADVERTISING REQUEST FORM

All Ads Are Full Color. Ads must be submitted as TIFF, JPG, or PDF Files. Original business cards and digital photos are also accepted. For an additional fee we can design an ad for you.
 Ad Design Fees: Business Card Size \$75, 1/4-Page \$100, 1/2-Page \$150.
 Send Files to Greg Hierro, E-mail: hierro@comcast.net Tel: 239-592-7501

Deadline: Ad files and requests must be in by the **Last Friday** of the month for publication in the following month. Please submit completed form and payment to:
Tom Harruff: E-mail: tomharruff@comcast.net Tel: 239-591-8049

Make check payable to: **Imperial Golf Estates HOA, Inc.**
 and mail to: Tom Harruff at 1943 Empress Court, Naples, FL 34110

RATES:

Business Card Size \$ 30 Minimum 3 months	\$90	Months Run _____
11 Issues 10% discount	\$297	Months Run _____
1/4 Page Ad \$ 150 2.5" x 7" or 3.5" x 4" Monthly Ad	\$150	Month Run _____
11 Issues 10% discount Paid Quarterly	\$1,485	Months Run _____
1/2 Page Ad \$ 250 3.5" W x 9.5" H or 7.5" W x 5" H Monthly Ad	\$ 250	Month Run _____
11 Issues 10% discount Paid Quarterly	\$2,475	Months Run _____
Back Page - 1/2 Page Ad	\$275	Months Run _____
Full Page Ad - 8" x 10.5"	\$400	Months Run _____

"I agree that the Board of Directors, IGEHOA, has the reserved right, without recourse, to accept or reject any proposed advertisement."

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