



2022 Annual Meeting Minutes

DATE: JANUARY 24, 2022

TIME: 7:00 PM

LOCATION: IMPERIAL GOLF CLUB- CLUBHOUSE

Board Members Present:	Gale Schwartz	President
	Tom Harruff	Vice President
	Patrick McCabe	Treasurer
	John Mickelson	Secretary
	Debbie Frost	Director
	James Wilson	Director

Others Present: James Tanigawa and Kailin Francis representing Vesta Property Services, Mark Thieme Maintenance Supervisor, with homeowners participating via Microsoft Teams and in person.

I. Establish a Quorum/Call to Order

A quorum was established with 259 proxies by mail or electronic vote, and the meeting was called to order by President Charlie Litow at 7:02 pm

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 Last Members Meeting

Motion: Tom Harruff made a motion to approve the 2021 Annual Meeting Minutes, Pat McCabe seconded. ***All in favor, motion approved.***

IV. Reports of Officers

Treasurer's Report: Patrick McCabe discussed the current financial condition of the association. Operating and reserves accounts are budgeted well and in good financial shape. Association will continue to monitor drainage concerns as well the wall and school boundary as these could have a financial impact on the association in future years.

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



V. Committee Reports

Lakes Report: Gale Schwartz

Gale Schwartz reported that the bubbler system for the lake is working but they can not run full time until the relocation of the bubbler is completed. There is currently a water quality test being done on Zach's lake to determine the fish kill earlier this month.

Veterans Memorial Expansion: Charlie Litow

The association disagreed with the counties sound study and hired their own sound study firm. There was quite a difference between the two reports and the association is looking to come to an agreement with the county.

School: Charlie Litow

The school is being built behind 14 homes and sound abatement options are being looked into with a fence or a wall with possible landscaping. The committee is working with the school for an agreement with all involved.

Newsletter: Gale Schwartz

Gale thanked John for all his hardword with the newsletter and has suggested volunteers to assist with the newsletter in the future as residnets assisting in such publication have saved the association thousands of dollars.

VI. Election of Directors

The following members were elected to the board of directors, having received the three highest vote totals of the ten candidates nominated:

Peter Crociata
Conrad Peacock
Jim Wilson

Flavia Bocciarelli (37 votes), Linda Ciabattari (44 votes), Peter Crociata (102 votes), Pamela Falcigno (90 votes), Jason Gruner (85 votes), Stephanie Hardy (64 votes), Conrad Peacock (99 votes), Robert Schmitt (49 votes), Karen Vincent (37 votes) and Jim Wilson (92 votes)

VII. Unfinished Business

VIII. New Business

Gale thanked everyone for submitting their proxies and ballots to ensure a successful members meeting. Dan Castaldini has resigned from the Board of Directors effectively Friday, January 21, 2021. The Board will decide on the director to fill his open seat at the Organizational Meeting.

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



Gale thanked Deb Frost and Pat McCabe for their dedication and service to the community. They have been a great asset and will be missed on the Board of Directors.

Future Board meetings will be held on the second Thursday of each month with alternating at 10:00am and 6:00pm for residents to attend.

Homeowner discussed the front gate and how the vendor passes were working.

Homeowner has clarification on the 4th Board member seat to be filled

Homeowner asked process on violations throughout the community

Homeowner discussed "Florida Snow" weed in the common areas and the need to have it treated.

Homeowner discussed comcast contract length and cost increase.

IX. Adjournment

Motion: A motion was made by Gale Schwartz to adjourn the meeting at 8:23 pm. Seconded by Pat McCabe. ***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



2022 ORGANIZATIONAL MEETING MINUTES

I. Call Meeting to Order

Gale Shwartz called the meeting to order at 8:28.

II. Election of Officers

Motion: A motion was made by Tom Harruff to appoint Gale Schwartz as President. Seconded by Jim Wilson. The motion passed unanimously.

Motion: A motion was made by Gale Schwartz to appoint John Mickelson as Vice President. Seconded by Tom Harruff. The motion passed unanimously.

Motion: A motion was made by Tom Harruff to appoint Chuck Conrad as Treasurer. Seconded by Gale Schwartz. The motion passed unanimously.

Motion: A motion was made by Gale Schwartz to appoint Jim Wilson as Secretary. Seconded by Tom Harruff. The motion passed unanimously.

Motion: A motion was made by John Mickelson to appoint Frank DiMaria as committee chair for the school development. Seconded by Peter Crociata. The motion passed unanimously.

The Board discussed the 4th Board member to be appointed and would like to appoint Pamela Facigno to fill the remaining term of Dan Castaldini.

III. Next Board of Directors Meeting Date

February 10, 2022 at 10:00am

IV. Adjournment

Motion: A motion was made by Peter Crociata to adjourn the meeting at 8:48pm. Seconded by Jim Wilson. ***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