



Approved Meeting Minutes

DATE: August 8, 2024

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Ted Anderson

Chuck Peacock

Pam Falcigno

Others Present: Naomi Baratko, from Vesta Property Services, 4 members in person and 4 members were in attendance via Zoom.

1. Establish a Quorum/Call to Order & Proof of Notice

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00 am, at which time Gale introduced the board members, and Naomi from Vesta. Gale stated that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

2. Reading or Disposal of unapproved Meeting Minutes

Motion: Pam made a motion to approve the July meeting minutes with Ted Anderson to second the motion, this motion carried unanimously.

3. President's Report: Provided by Gale Schwartz

Imperial Golf Estates

The following topics were discussed in the Presidents Report

Hurricane Debby dumped almost 8 inches of rain in Naples. IGE has a storm protection plan for releasing water to protect our property. The releasing of water through our weirs is a manual process and is monitored closely. Releasing water too soon would leave our retention ponds in the mud. The timing is essential, and we thank Mark for his knowledge and expertise. This will become automatic when the County takes over this operation in 2 years.

Gale briefly touched on the ongoing legal action regarding shrubs that block the view of a golf course home are continuing. A motion was made by Pam Falcigno to accept the \$350 charge for mediation, with Ted Anderson seconding the motion this passed unanimously.

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 Continued:

Conversations this month with the attorney have advanced the development of a Chattel resolution. The resolution is nicknamed "line in the sand". It allows the board to enforce rules already in place, but somewhere in the past years were not enforced and some homeowners have used that to continue to break rules. Gale and Ted reviewed the Association rules and bylaws which included section 6.1 in its entirety along with section 7.1.

After the resolution has been adopted, homes that are sold after that date will no longer be grandfathered in, and corrections will need to be made for approval of the sale.

The check for payment from the accident at rear gate has been received and repairs are underway.

Rear Gate issues continue with fines and revoking of passes when identified. An additional camera with a clearer view has been added. Do not allow other cars to tailgate for exit or access. rayhergeneralcontractor@gmail.com

With a national election coming in November homeowners are reminded to read the rules as posted on our website regarding timing, size and quantity of political signs. Vesta to send an eblast to the community.

Speed humps vs speed bumps. An issue has surfaced regarding the installation of speed bumps in the community. County rules must be followed, and the purchase of speed bumps may not be allowed. More investigation is underway. The GIB has placed this project on a temporary hold.

A homeowner has volunteered to start up our newspaper, using a new design, being the developer of content and preparation. Content will be reviewed by the Board before distribution of each publication.

Maintenance

Sewer cover repair/maintenance/replacement continues. A new proposal needs approval. Pam made a motion to approve up to \$7700, with Jim seconding the motion this passed.

Several trees fell during recent rainstorms from 2 locations. Both will be removed by contractor.

We have contacted the County several times to solve the issue at the fencing between Imperial and Palm River. We will continue to work on the issue of the fence being open and cut.

Pressure washing will once again be completed throughout the community to remove staining.

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GIB

Drainage has been the major issue this month. County and State have both been made aware of the issues and work is ongoing. Trevor the Gib board president has reached out to the county.

While most are aware that the call-in gate number is no longer operational, the communication needs to be forwarded to all homeowners again for instructions to use Checkpoint. This will be put into the newsletter

4. Treasurers Report: Chuck Peacock

Operating Results: The Year-To-Date results through July remain positive. Operating revenues are \$51,412 above budget (6.4%) and Operating Expenses are \$6,960 under budget (0.9%), resulting in a surplus of \$58,372.

On the revenue side six items (Owner Late Fees, Application Fees, Legal Fees, Fines and Sales/Transfer Fees) in total exceed the total income surplus. At the same time on the expense side, all expense groups continue to be generally below budget, or within acceptable variance from budget.

Audit:

We had expected the audit results to be in hand at this time, however, there are some issues with the auditor's draft recommendations letter. Communication in writing has been sent and will wait on response. Once settled the audit will be finalized,

5. ARB Report)

ARB: Ted Anderson reported that July slowed down some with 11 various ARB requests to include roofings, landscape, windows, spa install, lanai additions

6. Committee Reports:

Pam Falcigno offered this report stating the once the wall is completed, the county will install a 20' fence, with 2 8' gates to secure the NW corner. Pam also discussed the drainage issues. The SW swale backs up to the NW corner. The county installed new fencing by Palm River to add ion Trespassing control.

7. Manager's Report

Naomi from Vesta outlined the few violations in progress, noting that most landscape issues have solved themselves with the abundance of rain. There are 2 homes scheduled for fine hearings in September.

8. Old Business:

Insurance Claim Update- All contractors have been scheduled for repairs.

Hearing Committee/Violations Update:

There are two (2) homes scheduled for fine hearings.

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10. New Business- None sat this time.

11. Open Forum:

Gale stated that she and Ted meet with Mark Thiems weekly to discuss ongoing maintenance projects, also stating that the drain lid installation is in progress. Gale also stated the HVAC system in the gatehouse is now working which is very important as it houses a lot of electronic equipment.

12. The next meeting is scheduled for September 2024, at 10:00am

13. Adjournment

- **Motion:** A motion was made by Chuck Peacock to adjourn the meeting, seconded by Pam Falcigno. *All in favor, the motion carried.*

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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