



## **Emergency Closed Board Meeting**

### **Approved Meeting Minutes**

**DATE: September 20, 2024**

**TIME: 10:00 a.m.**

**LOCATION: Imperial Golf Club**

Board Members Present:

Gale Schwartz

Ted Anderson

Chuck Peacock

Pam Falcigno

Jim Wilson

Also Present: Naomi Baratko, from Vesta Property Services.

### **Establish a Quorum/Call to Order & Proof of Notice**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:08 am, at which time Gale advised that legal counsel for the HOA may not be available to attend via Zoom, or call-in.

#### **1. Legal Discussion Regarding Association Business**

*A homeowner is in the process of erecting an additional structure behind the existing home, without benefit of providing to the Board, or ARB committee a properly executed ARB application. Currently, the board has requested the homeowner to cease work immediately, and to submit all required documents, to include the ARB Request Form, all contractor information including permits, plot plans, license and insurance certificates. Work may continue only after approval from the ARB committee.*

*Interpretation of the covenants, focusing on Article 7.2, was discussed at length. The Board of Directors will seek legal guidance to pursue the matter in the most efficient manner possible. The question arose whether an injunction is needed to formally request all work cease, as it was witnessed that several contractors had returned to the property to continue work.*

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**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



***Minutes Continued:***

*A motion was made by Chuck Peacock to direct the attorney on record to file said injunction, with Pam Falcioigno the second the motion, this motion carried unanimously.*

**2. Adjournment**

Ted Anderson made a motion to adjourn the meeting with Chuck Peacock to second the motion, the meeting was adjourned at 10:22 AM

Respectfully Submitted,

Naomi Baratko  
LCAM

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