IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: October 8, 2026
TIME: 10:00 a.m.
LOCATION: Imperial Golf Club, downstairs meeting room
Board Members Present: Gale Schwartz, Conrad Peacock, Ken Edelbrock and Pam Falcigno, Ted Anderson

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance supervisor, Nicholas Petkovich, maintenance assistant.

Establish a Quorum/Call to Order and Proof of Notice:
A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00am**.**
The meeting notice was posted in accordance with the Florida State Statutes and Association By-Laws

1. **Approval of Previous meeting Minutes.**
The previous meeting minutes were on motion to approve by **Chuck P**. and Seconded by **Ken E**. and approved unanimously.

2.**President's Report- Provided by Gale Schwartz**
As we start to wind down the year but at the same time gear up for season the board is beginning the process of our budget review. The board is preparing our annual package which should be sent in the first week in November. We encourage people to step forward to join the board. The meeting will be held at the Golf Club on January 18th. In addition, the board is planning a special event that evening, so please hold the date and plan to attend.

President's Report Continued

The board has received the request from the Golf club to allow the widening of the walking path from the four-way sign to Castlewood. The HOA holds the ownership of the path. The plans are being reviewed by our attorney. The plans include a "beautification" by the Club at the 4-way intersection.

Vesta and the board will start the process of "reminders" regarding roofs. These are not fining letters but reminders that your property exterior may need some maintenance.

Maintenance

There are several projects underway currently. Mark and Nick are rebuilding our park benches and have created their own "form" to make the legs, backs and seats.

Removal of "rust" from our curbs is underway. We encourage all homeowners to also remove stains.

The maintenance staff has highlighted areas along the pathways that need to be ground down and repaired. Work has begun.

Mark and Nick will be undertaking the replacing of the parking area asphalt at the shop. This project was sent out for bids, however at this time with 2 staff members the project will be able to stay in-house.

GIB

An Email blast was sent out regarding an update to the front gate. With the new technology it appears that some passes, mostly the wands, are not compatible with the new technology. The purchase of new wands is handled by the GIB property manager from Compass Rose. If you have an issue, you can find their info at: www.greaterimperial.info. We encourage those having an issue to replace them as soon as possible.

President's Report Continued

The guard will continue to open the gate, if necessary, for the immediate future. This does however cause the guard to slow down the process for visitors. Please update as soon as possible.

The GIB has also begun the budget process and at this early stage, it appears our contribution to the GIB will remain the same for 2027.

3.Treasurer's Report provided by Conrad Peacock

The treasurer's report showed a year-to-date surplus of $22,731.22 with income at $925,863.22 and expenses at $806,412.42. We are currently operating $96,719.58 under budget (10.7%)

Chuck provided updates on delinquencies, reporting that outstanding amounts decreased to $23,439.39 from $42,8893.54 in the previous month, with 16 delinquent accounts ranging from $8102.89 to $8.36.

Chuck stated that we have begun the budget development process for the FY2027 Budget which will be reviewed and approved at the November Board of Directors meeting. The audit draft for 2025 has been received.

On a motion made by **Dr. Pam F**. and seconded by **Ted A**., the Treasurer's report was approved

4. Committee Reports

ARB Report -This report was provided by Ted anderson

There were 18 requests consisting of home sales, leases and renovations for paint, roof and landscape.

Infrastructure Report provided by Dr. Pam Falcigno-None Currently.

Managers' Report: Naomi from Vesta stated that she will be performing roof inspections in the upcoming weeks with board president Gale S.

5. Old Business-ARB Addendum

Gale submitted a revised ARB addendum, and offered examples behind the need for the changes, which after a lengthy discussion, it was determined that a few more changes need to be implemented, such as reasonable time frames for work completion.

6. New Business-None currently

7. Member Comments-None currently

The Next Meeting Date-November 12, 2026, at 10 am.

Adjournment
With no further business to come before the board, a motion to adjourn was made by **Dr. Pam F** and seconded by **Ted A**. and approved unanimously.

On Behalf of the Board of Directors,
Naomi Baratko, LCAM

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