



## **Meeting Minutes**

**DATE: March 29, 2021**

**TIME: 10:00 AM**

**LOCATION: MICROSOFT TEAMS**

Board Members Present:

Tom Harruff  
Debbie Frost  
James Wilson  
Pat McCabe  
Gale Schwartz  
John Mickelson  
Dan Castaldini

Others Present: Denise Kosmala, Vesta Property Services, and Mark Thieme, Superintendent

**I. Establish a Quorum/Call to Order:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:07 am

**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 unapproved Meeting Minutes**

**Motion:** John Mickelson made a motion to approve the March 1, 2021 Meeting Minutes with corrections to Bonness name and \$43,000 spent from GIB, Tom Harruff seconded. Debbie Frost abstained.

**Motion approved.**

**IV. Reports of Officers:**

**Treasurers Report: Pat McCabe**

February financials were reviewed.

**Motion:** Tom Harruff made a motion to approve the Treasurer report, John Mickelson seconded.

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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



*All in favor, Motion approved.*

**President's Report: Gale Schwartz**

Gale Schwartz reported that noise complaints were addressed but complaints continue. Gale Schwartz direct Denise Kosmala to send a letter and a letter regarding a dog complaint. Gale Shwartz also discussed the bubbler and the lake erosion at the Empress lake.

**GIB Report**

Gale Schwartz reported that the GIB is in discussing about adding a walking path out to 41 from IGE's four way stop. There has been no request from the GIB to extend their proposed walking path on IGEHOA property from Castlewood to the four way stop

**V. Committee Reports**

**Superintendents Report**

Mark Thieme reported on painting the signs. Reported 50% completion.

**Beautification Report**

No report given.

**ARB Report**

Debbie Frost provided a reported-on sales, leases and ARB approvals.

**Managers Report**

Denise Kosmala reported the violation letters sent and that landscaping will be focused on this week.

**Infrastructure**

Tom Harruff reported on Comcast fiber optic install and residents who have not had the installment completed.

**VI. Unfinished Business**

**Gutter Cleaning**

Tabled

**X. New Business**

**Well Drilling**

Denise Kosmala will work with Tom Harruff and obtaining proposals.

**Entrada Speed Limit**

Denise Kosmala and Jim Wilson will work on this together

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### **Entrada Gate Rules**

Deb Frost proposed changes. Tabled for now.

### **APC Suggested Changes**

Deb Frost would like to make modifications to the ARB.

### **Reserve Study**

**Motion:** A motion was made by Pat McCabe to approve the reserve study proposal. Seconded by Tom Harruff. ***All in favor, motion approved.***

### **Landscaping**

Denise Kosmala presented a new contract for Jose Pineda and a proposal from Stahlman Landscaping. Denise Kosmala will work on one more proposal.

### **Annuals**

**Motion:** A motion was made by Tom Harruff to approve Jose Pineda's proposal to plant the annuals. Seconded by Deb Frost. ***All in favor, motion approved.***

### **Add Office Space**

Mark Thieme is putting together final plans and cost.

### **X. Homeowner Issues**

Homeowner addressed the dog issue. Homeowner requested more information on the wall being built. Another owner notified the Board of litter on the Camden Lakes border.

### **XI. Adjournment**

**Motion:** A motion was made by Debbie Frost to adjourn the meeting at 12:12pm. Seconded by Tom Harruff. ***All in favor, motion approved.***

### **XI. Next Board of Directors Meeting Date**

April 26<sup>th</sup>, 2021 at 10:00 am

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