



27180 Bay Landing Drive, Suite 4  
Bonita Springs, FL 34135  
239-947-4552, f 239-495-1518  
nbaratko@vestapropertyservices.com

VestaPropertyServices.1

## **IMPERIAL GOLF ESTATES HOMEOWNER'S ASSOCIATION Board of Directors Meeting**

**DATE:** Thursday, December 12, 2024

**TIME:** 10:00 AM.

**This meeting will be held at the Clubhouse, Downstairs Room**

**Join Zoom Meeting**

**<https://vestapropertyservices.zoom.us/j/81342544427?pwd=Lx1bKFQGp2RPTUlrZpdoWzDXeucPEa.1>**

**Meeting ID: 813 4254 4427**

**Passcode: 989129**

**One tap mobile**

**+13052241968,,81342544427#,,,,\*989129# US**

**+16465588656,,81342544427#,,,,\*989129# US (New York)**

## **AGENDA**

1. Call to order and determine a Quorum, Proof of Notice
2. Approval of November Meeting Minutes
3. Presidents Report
4. Treasurer Report
5. ARB Report
6. Committee Reports
7. Managers' Report
8. Old Business.
  - Budget Review & Approval
  - Updated Chattel Rule Document
9. New Business
  - Tree Trimming Estimates
  - Lake Maintenance Estimates
10. Next Meeting Date: Annual Meeting January 20, 2025
11. Open Forum
12. Adjournment





## **Draft Meeting Minutes**

**DATE:** November 14, 2024

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

**LOCATION:** Imperial Golf Club

**Board Members Present:**

Gale Schwartz

Ted Anderson

Chuck Peacock

Jim Wilson

Pam Falcigno

**Others Present:** Naomi Baratko, from Vesta Property Services

### **Establish a Quorum/Call to Order:**

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00am, at which time Gale introduced the board members, and Naomi from Vesta.

### **2. Proof of Notice:**

Gale Schwartz gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

### **3. Reading or Disposal of unapproved Meeting Minutes**

**Motion:** Chuck Peacock made a motion approving the meeting minutes with Ted Anderson to second the motion, which was carried unanimously.

### **4. President's Report: Provided by Gale Schwartz**

- Welcome back to many of our snowbirds. This is a great time to get projects completed. Be sure to submit an ARB for any work outside your home or if you need a dumpster or porter potty. We respond quickly to your requests.
- Roofs are a big issue following the humidity of the summer and the recent storms. The Board has sent over 80 letters requesting cleaning. Additionally, we are seeing the return of the "white" snow lawn. Please contact your landscaper for ways to destroy this weed. Watering your lawn slightly more than usual helps.

---

**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



**Presidents Report Continued-**

- The annual meeting notice will be sent within the next week. The Intent to Run form will be included. We currently have 2 open spaces plus 2 existing members who are up for election.
- The quarterly newsletter is almost complete and will be forwarded shortly.
- Line in the Sand project is almost complete and will begin in 2025.

**MAINTENANCE**

- We have been doing extra landscaping cleanup in the Preserve areas due to debris left from recent storms.
- We are getting bids to trim over 100 palms and some of our other trees.
- Back gate issues are currently repaired, and maintenance is ongoing.
- Zack lake maintenance is still waiting for repair as vendors have been slow to respond.
- Power washing and rust removal is an ongoing project. Heavy rain during the summer has produced more Tannins and runoff.

**GIB**

- Speed pumps have caused a huge amount of communication between homeowners and the Board. Please remember the GIB is a separate entity and our HOA only has one vote and that there are 13 members of the GIB board. The issue is being addressed.
- The final budget for the GIB has been approved. This amount will be included in our HOA budget.

---

**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



## **5. Treasurers Report: Chuck Peacock**

### **Operating Results:**

Our Year-To-Date unaudited operating results through October remain positive. Operating Revenues are \$79,114 above budget (6.9%) and Operating Expenses are at \$50,262 and have risen above budget (4.4%), for the first time this year. The net result is a surplus of \$28,853.

On the revenue side four items (Sales/Transfer Fees, Owner Late Fees, Legal Fees Charged to Owners, and Application Fees) in total exceed the total income surplus. The primary causes for the expenses to be above budget for the first time are several unanticipated expenses, namely repairs to the Entrada gates, common areas irrigation systems, grounds maintenance/repairs, legal expense and building repairs. Other expense groupings remain at or below budget.

### **Delinquencies:**

The number of homeowners with outstanding balances has increased to 40 from 18 last month and the total amount outstanding has increased to \$37,676 from \$26,802 a month ago. This increase is normal in the months the quarterly payments are due.

### **Budget:**

The 2025 budget is being developed and the proposed budget will be presented at the November Board Meeting for comments with final approval at the December Board Meeting.

Ted made a motion to approve the Treasurer report, with Pam to second the motion this carried unanimously.

Chuck then announced the results of the proposed 2025 budget, stating that with all factors weighing in, the quarterly assessments will increase by \$1.00 per quarter. The 2025 budget will be approved at the December Board of Directors meeting, giving the board time to review.

---

**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



## 6. ARB Report)

ARB: Ted Anderson reported that October was a busy month with 17 various ARB requests to include roofings, landscape, windows, along with leasing and sales applications.

## 7. Committee Reports:

Gale Schwartz stated that Vesta has received 2 proposals to date for Lake maintenance, as the current vendor is not performing as expected. Naomi to reach out to a third vendor.

Jim Wilson spoke regarding the Entrada get and has suggested that information be added to the Newsletter.

Pam Falcigno reported that the Veterans Wall has been completed, but there are still several issues to date. New gates and fences have yet to be installed leaving the property open to trespassing. Pam will reach out to her contact at Collier County to get this resolved.

## 8. Manager's Report

Naomi from Vesta stated the property ride through with Gale Schwartz resulted in close to 80 roof violation notices to be produced and sent to homeowners by Vesta. Naomi also explained the Fin Cen requirements for the Board. Chuck Peacock made a motion to have Vesta produce and expedite the reporting, with Ted Anderson to second the motion, this carried unanimously.

Naomi announced that the 1<sup>st</sup> mailing of the Annual meeting packet was ready to go to print. The date is to be January 20, 2025, at 7pm. There are 2 open seats, and 2 board members to submit the intent to run forms to remain on the board.

## 9. Old Business:

None currently

---

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



**10. New Business-**

**2025 Budget Review & Approval**

This was discussed during the Treasurer's report.

**11. Member Comments**

An owner inquired about drainage issues stating there is high water in the drain ditches. Pam Falcigno commented that the County (Swiftmud) is to take care of this function, and that surrounding properties are now draining into Imperial, after the school had been built. Pam stated the water should drain within 4 days, but that is no longer the case.

A member stated that the landscaper is not picking up storm debris, and the landscaping by the school/wall is unkempt.

A member commented that there is debris that is funneling into the culverts, and that Empress gets severely backed up. This member provided a brochure with County contact information.

**12. Next Meeting Date: December 12, 2024, at 10am.**

**13. Adjournment**

With no other business to come before the Board, Pam Falcigno made a motion to adjourn with Chuck Peacock to second the motion, this carried unanimously, and the meeting was adjourned at 11:36 am.

**On Behalf of the Board of Directors**

**Naomi Baratko  
LCAM**

---

**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