



Approved Meeting Minutes

DATE: October 17, 2024

TIME: 10:00 a.m.

LOCATION: Zoom Only

Board Members Present:

Gale Schwartz

Ted Anderson

Chuck Peacock

Jim Wilson

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 seconded the motion, which was carried unanimously.

4. President's Report: Provided by Gale Schwartz

- **Hurricane update:**

Hurricane Milton gave our community a close call. We had some downed tree limbs and palm fronds but overall, we were spared any serious damage.

In preparation for the storm we lowered our lakes. We have 3 weirs in the community that we can control. We received many calls regarding the lakes. Our maintenance supervisor, who has been here almost 40 years, and your board will always be diligent and lower our lakes to prepare for forecasted storms.

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:

- While our community includes Xfinity and Comcast in our HOA fees we have no control over coverage from a natural disaster. Calling, texting, and emailing the board or the property manager will not return your service any faster. We understand we all want the service restored, but the only control we have is to call our representative. Xfinity/comcast knows when your system is off. It isn't going to be restored any sooner than their schedule.

The same is true for FPL. Please do not text, call, or email. While we are a large community, FPL restores power on their grid schedule, not by the size of a community. Further, as with Milton our Property Management company had no power at their offices to be able to send updates, as some owners requested. We as a Board and our Property Management company do not receive any selective or additional updates from FPL.

Other Community News

The board is pleased to have started our committee newspaper after a long hiatus. Our goal is to publish quarterly. Our new format is modern and clean and hope that you will share ideas and positive suggestions.

Information that needs to be shared quickly will still be sent using the Email blast system.

We have had several issues with ARBs and will be discussing additions to our rules. All homeowners should have received a postcard regarding the changes in the HOA State requirements. Your board is working on compliance. We will update our website as we complete our due diligence.

Maintenance

Back gate repair should be completed by Oct 21st.

We have various sewer covers that are in the process of being repaired. Mark continues to repair and or replace as needed.

The bubbler in the lake has not been working correctly. The issue has been identified and will be repaired shortly.

We have had reports of back gate sticker failures. Be sure to clean them as this is often the issue. Many stickers are past their life span and need to be replaced. The cost remains at \$10.00.

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Presidents Report Continued:

Currently we are preparing a tree count for maintenance and then we will go out to bid for trimming HOA owned trees. We also will be cleaning out the preserve near Duke drive once the ground dries.

GIB

Speed pumps at front gate entrance and exit have been added. These pumps are to control the excessive speed and the continual knocking down of the gates. Each time a gate is hit the repair cost is \$150. Please slow down.

The budget for the GIB is not finalized for 2025. That should be done shortly.

5. Treasurers Report: Chuck Peacock

Operating Results:

Our Year-To-Date unaudited operating results through September are positive. Operating Revenues are \$56,151 above budget (5.5%) and Operating Expenses are \$1,041 under budget (0.1%), resulting in a surplus of \$57,192.

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. At the same time on the expense side almost all expense groups continue to be below budget with the exceptions of the Grounds category (due to extensive repairs to the irrigation systems) and the Maintenance Building (due to roof repairs).

Delinquencies:

The number of homeowners with outstanding balances has reduced to 18 from 25 last month and the total amount outstanding has reduced to \$26,802 from \$28,883 a month ago. The current delinquent balances range from \$4.74 to \$7,018.54.

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.

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- **Gale made a motion to lower the required accumulated amount on an owner's ledger to be lowered to \$10,000. The motion did not pass.**
- **Chuck requested that Vesta review homeowner ledgers to ensure that the legal fees are being added.**
- **Naomi to investigate the correct interest amount for delinquent homeowners.**
- **Jim Wilson made a motion to accept the September Treasurer's report, with Ted Anderson to second the motion this carried unanimously.**

6. ARB Report)

ARB: Ted Anderson reported that September was a busy month with 21 various ARB requests to include roofings, landscape, windows, along with leasing and sales applications.

- Gale reported that the result of mediation with 1917 was decided against the HOA, but the owner must keep the hedges trimmed to a 4' height. Gale also reported that there is an ongoing legal situation regarding 1806, who is constructing a building without benefit a properly executed ARB formal request.

7. Committee Reports:

None were provided at this time; however, Gale did make a motion that the committee for the Veterans Wall can now be disbanded, being seconded by Ted Anderson, this motion carried. Gale also that the "downed" fence has been removed. A member did state that with the fence down, or gone he has safety concerns.

8. Manager's Report

Naomi from Vesta recapped the hearing violation with two owners failing out of compliance, resulting in a \$1500 fine for 1943, and a 90-day grace for 2105. Regarding 1943, Naomi is to reach out to Gerald's Tree Service, as a certified arborist opinion is needed for 1943.

Ted inquired if a deputy from Collier County Sheriff is needed to proceed with tree removal for 1943, as this is a safety issue.

Entrada Gate-Jim Wilson had nothing to report at this time.

9. Old Business:

Chattel Vote-Gale introduced a Board Resolution, and changes to ARB Criteria. The Board to review for consistency. Gale stated that the rules and Covenant changes are voted on by the Board of Directors, not the community.

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Old Business Continued:

Ted discussed the Use Restrictions, and that accessory buildings have not been defined in the past. This will be rectified, and updates put into place, as there needs to be a description of accessory buildings, such as “Open Air, with no walls”.

Chuck Peacock mentioned that “Tiki Huts” needs a better description. Also, that 1 and 2 story additions need to be clarified.

Gale read the Resolution document. Chuck stated that item #4 on the resolution needs to be addressed regarding “grandfathered” (pre-existing) items, then offered recommendations to item #4.

The Board cannot vote on this resolution until changes have been made.

10. New Business-

Revised ARB Criteria & Board Resolution regarding Enforcement of New ARB Criteria. - This was part of the above discussion.

Chuck Peacock stated that Sales should be published in the newsletter, without realtor information.

Member comments included the need to remove the newly installed speed bumps at the front gate.

November 14 11, 2024, at 10:00am

12. Adjournment

- ***Motion:*** A motion was made by Ted Anderson to adjourn the meeting , and Seconded by Chuck Peacock. ***All in favor, the motion carried.***

Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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