



Approved Meeting Minutes

DATE: May9, 2024

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club

Board Members Present:

Gale Schwartz

Pamela Falcigno

Ted Anderson

Chuck Peacock

Jim Wilson

Others Present: Naomi Baratko, Sherry Ward, and Connie Ross from Vesta Property Services.

1. Establish a Quorum/Call to Order:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:01 am, at which time Gale introduced the board members, and the staff 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: Jim Wilson made a motion to approve the March 2024, Meeting Minutes. Ted Anderson seconded the motion, which was carried unanimously.

4. President's Report: Provided by Gale Schwartz

Gale began her report stating the sheriff's office has issued over 20 tickets and numerous warnings regarding speeding and running stop signs within Imperial. Gale will invite a representative from the Sheriff's Department to give a presentation at the next meeting.

An Email blast sent regarding picking up after dogs. Also, with the dry season lawns have been drying out, and Vesta has been sending reminder emails.

IMPERIAL GOLF ESTATES HOMEOWNERS' ASSOCIATION, INC.

Vesta Property Services

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Bonita Springs, FL 34135

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PRESIDENT'S REPORT CONTINUED

Gale stated that ARB issues are continuing with homeowners not requesting permission for various home improvements. While the work improves our community the ARB committee assists in maintaining that insurance from the vendors protects us from issues and additionally assists in maintaining the overall appearance of Imperial. Communication will be sent in the next week reviewing our ARB rules to the community.

The ongoing legal issue regarding an ARB violation continues with our Attorney involvement.

The school board's final decision meeting is on May 14th at 430 pm. We are still hoping for a positive outcome that keeps our students attending VME.

Street parking is not permissible in the evenings. All 4 tires must be on solid ground, not grass as per Collier County. Additionally, with the dry season here parking on grass can cause a fire.

Maintenance

Mark Thieme continues to service the Entrada gate and has replaced various parts.

A second sprinkler system pump was replaced this month. Ted Anderson made a motion to approve the invoice, with Pam Falcigno to second the motion, this passed unanimously. The watering of Entrada plants has resumed.

Numerous bids have been received, to repair the roof at the Shop. This needs to be completed prior to the start of the rainy season. Chuck made a motion to approve the expense up to \$7000, with Ted to second the motion this passed unanimously.

Bids for Stripping or painting the traffic lines have been received from multiple vendors. A few more vendors will supply estimates. The decision regarding choosing a vendor was tabled until the June meeting with a motion made by Jim Wilson and seconded by Chuck Peacock, this passed unanimously.

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GIB

As of May 1, using Checkpoint is now the only method to register visitors for the front gate. Compass Rose has been assisting homeowners in all the communities with compliance.

GIB CONTINUED

New/additional cameras have been installed at the gate. Incidents of gate accidents continue. Process is now in place to recapture costs for gate accidents.

Gale stated the repair of the damaged roof has been completed, as well as stating the irrigation issues for planting at the entrance are still ongoing., and solutions are being worked on.

The Speed bumps have been purchased and a decision on placement is in the process. We are still looking to purchase several from the GIB.

The Swale drainage repair is scheduled to start next week. We now have Flood insurance.

5. Treasurers Report: Chuck Peacock

Chuck Peacock advised that the April financial report was not available and commented that his is not aware of any significant expenditures that would cause concern.

Chuck announced that all requested materials should be at the auditor's the following week.

Chuck also discussed homeowner delinquencies and the collection process. Several accounts have been reviewed and will be placed in collection status with legal counsel. Jim Wilson made a motion to write off small balances \$5.00 and under, with Ted Anderson to second the motion this passed unanimously.

Chuck discussed making changes to the reserve account funds to gain a larger return. Chuck also provided CD recommendations.

Jim Wilson made a motion to transfer \$600K into the new CD, with Pam Falcigno to second the motion this passed unanimously.

Pam Falcigno made a motion to approve the April Treasurer Report, with Ted Anderson seconding the motion, this passed unanimously.

6. ARB Report)

ARB: Ted Anderson reported that April was an extremely busy month for ARB requests to include roofings, landscape, windows, and sales applications.

7. Committee Reports:

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Pam Falcigno provided the infrastructure report stating she had met with the County regarding the fence school kids are using as a shortcut from the property to the school.

Pam also stated that the wall once built will not include a wrap around. The plans for the wall should be made available by the end of May.

8. Manager's Report

Naomi from Vesta outlined the few violations in progress, noting that landscaping is a key issue with many brown lawns. Naomi also noted that ARB requests are being sent missing key information that is delaying the approval process.

Infrastructure Report-This report was provided by Pam Falcigno with not much new to report at this time. Pam did state that when the Veterans Road wall is completed, it will not prevent the kid from crossing private property on Princess Court.

Entrada Gate-Jim Wilson reported no new issues at this time.

9. Old Business:

- **Irrigation Repair Invoice-**

A second repair was completed with the expense slightly higher than anticipated.

- **Roofing Quote for Maintenance Building-**

Several estimates were received, with Mark Thieme preference to be with the Lloyd Roofing Quote.

- **Re-Striping Quote**-Several estimates have been received, with one more expected the following week. Jim Wilson wished to push this discussion until the June Board of Directors meeting.

10. New Business-None currently

11. The next meeting is scheduled for June 13, 2024, at 10:00am

12. Adjournment

- **Motion:** A motion was made by Chuck Peacock to adjourn the meeting at 11:23 am Seconded by Pam Falcigno. ***All in favor, the motion carried.***

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Respectfully submitted,
Naomi Baratko
LCAM, Property Manager

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