



## **APPROVED    Meeting Minutes**

**DATE:** April 10, 2025

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

**LOCATION:** Imperial Golf Club, downstairs meeting room

**Board Members Present:** Ted Anderson, Chuck Peacock, Jim Wilson and Pam Falcigno

**Others Present:** Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance Supervisor, and six (6) homeowner members in person and five (5) homeowner members via zoom

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

- A quorum was established, and the meeting was called to order by Ted Anderson at 10:00am

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

- Ted Amderson gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws. The previous meeting minutes were on motion to approve by Jim Wilson, seconded by Chuck Peacock, and approved unanimously.

### **3. Presidents Report-This limited report was provided by Ted Anderson**

- E bikes continue to be an issue in the community; however, things have calmed down a bit. This in part to Spring break being over, and the tragic death of a youth in a nearby Naples community. Ted stated that considering the tragic accident, the state and county governments are now discussing legislature to put in place.
- Ted stated that the bubbler system installed in Zack Lake is working beautifully, and a homeowner has reported an increase in wildlife. Mark Thieme has performed the repairs, thus saving the Association money in place of using an outside vendor.

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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

## **MAY PRESIDENT'S REPORT**

The installation of a bubbler system for Empress Lake is almost complete. We are looking forward to duplicating the success of the system on Zack Lake.

Over the past few weeks, we've had conversations with the Golf Club, the County, a Homeowner and our attorney regarding the ditch behind 1944 IGCB. The County sent us summons regarding debris left in the ditch. However, that debris was the result of the Golf course doing repairs to a pipe. With the assistance of our attorney a resolution has been reached with ongoing maintenance of the area to be performed by the golf course.

Vesta has been sending "friendly reminders" regarding lawns and roofs. With dry season almost coming to an end, we do anticipate many lawns recovering. We ask that all homeowners comply with our requests as soon as possible to avoid moving to a fining stage.

### **Maintenance**

Mark has been working on several projects in addition to the bubbler system. Power washing of the curbs will begin shortly. The areas we maintain border the common areas. Homeowners are responsible for areas in front of their homes.

### **GIB**

The annual meeting was held and the current officers reinstated. Trevor Calhoun, President, Gale Schwartz VP, Susan Miller secretary.

The front gate is always a challenge. Recently we've had an issue with guards adding people to homeowner lists. This has been addressed.

The gatehouse will be refreshed with new paint shortly as well as the wing walls.

The GIB authorized the hiring of off duty Collier County sheriffs to enforce speeding and other traffic infractions. The sheriff will be here in 4-hour shifts and is authorized to give traffic violation tickets.



**Treasurer Report**-This report was presented by Chuck Peacock-

- **Operating Results:**

Our operating results for the first quarter of 2025 show our income at 8.3% below budget and our expenses at 6.7% below budget. Two items are the primary causes for income below budget – Sales/Transfer fees are significantly below budget (which was set at 2024 actual levels) and the adjustment for our significant audited surplus for fiscal year 2023.

The favorable expense position year-to-date is due primarily to four items below budget: 1) Legal Expense; 2) Facility/Infrastructure maintenance; 3) Cable/Internet Expense and 4) Insurance Expense. Of these, the latter two areas are below budget because known or expected increases have not yet been incurred.

**Delinquencies:**

The number of homeowners with delinquent outstanding balances has reduced from 167 in February to 125 at March month-end. The number of outstanding balances is still significantly high due to an aberration in that 96 of the balances (down from 132 last month) are for \$1.00 representing homeowners who continued paying last year's rate instead of this year's rate which is increased by \$1.00. While the total amount involved with these homeowners is not significant, it does continue to skew the number of delinquent homeowners. We anticipate that with the account balances sent out with the April 1<sup>st</sup> payment due, most homeowners will see the error in not updating their remittance amount and will increase their April payment to include the missing dollar as well as increase their expected payment to the correct amount and the April financial reports will reflect the correction.

The total outstanding amount has reduced to \$39,020.78 from the \$46,274.08 last month. The delinquent balances range from \$8,281.54 to \$0.09. Currently there are 9 properties that are with the collections attorney and have liens filed for collection. Of those, 4 have also had notices of intent to foreclose on their liens filed. An additional 2 properties are being recommended currently for referral to the attorney for collection.

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## **Treasurer's Report Continued:**

One account with a balance of \$0.09 is recommended for a write-off. No current action (other than the normal past due letter process) is recommended for the remaining balances, and the accounts will be monitored for future action.

- Pam Falcigno made a motion to accept the treasurer's report, with Jim Wilson seconding the motion, which was approved unanimously.

## **ARB Report-Provided by Ted Anderson**

- Ted stated that February was a busy month with many various requests presented for approval. These included roofs, shutters, sales, generators and driveway requests. Ted reiterated the need for ARB application to be submitted at one time, with all pertinent information, as the approval process is delayed when waiting for vendor documentation.

## **Committee Reports-**

- Pam Falcigno (Infrastructure Committee) reported, stating that the Palm River fence, which is controlled by Collier County storm water management, a division of roads and bridges has been repaired. Mark Thieme reported that the camera, newly installed to capture fence vandalism /damage and trespassing has been stolen. Mark will be installing another camera in this area and will research the cost of Wi-Fi to allow us to capture and maintain images remotely from the camera site.
- Pam also reported that it appears that a "sink hole" may be forming by the Majestic Wier and has notified SWFLSWD.
- **Entrada Gate**-Jim Wilson shared with the board that during the past month there were several instances of tailgating, and Mark has reviewed the camera footage for potential homeowner penalties.

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ARB#	Submitted	Address	Scope of Work	Approved
#1071	1/21/2025	2129 Imperial Cir	Paint House	4/3/2025
#1116	3/7/2025	1902 Princess Ct	New Roof	4/3/2025
#1117	3/19/2025	2121 Imperial Cir	Add 6 Storm Catcher Screens	4/3/2025
#1114	3/13/2025	2262 Imperial Golf Course Blvd	Replace all windows & 4 door units	4/3/2025
#1115	4/3/2025	1902 Prince Dr	Add generator & associated wiring	4/3/2025
#1125	4/3/2025	2034 Prince Dr	Dumpster for interior demo	4/3/2025
#1080	1/31/2025	2030 Prince Dr	New Roof	4/3/2025
#1112	3/10/2025	2206 Majestic Ct N	Replace pool cage	4/4/2025
	4/7/2025	1902 Princess Ct	12 Mo Lease	4/9/2025
#1130	4/10/2025	2147 Imperial Cir	Replace lanai ceiling	4/10/2025
#1126	4/3/2025	2114 Imperial Golf Course Blvd	Lower privacy wall 16" to 24"	4/10/2025
#1113	4/14/2025	2028 Imperial Golf Course Blvd	New 500 gal UG LP tank for pool heater	4/14/2025
#1119	4/10/2025	1812 Princess Ct	Generator & associated wiring no tank	4/15/2025
#1120	3/27/2025	1819 Princess Ct	New Garage door Hurricane rated	4/16/2025
#1132	4/11/2020	1941 Imperial Golf Course Blvd	Caluse hedge planted August 2018	4/15/2025
#1134	4/15/2025	1112 Princess Ct	2 storm smart rollowns	4/16/2025
#1133	4/14/2025	1903 Princess Ct	New Garage door Hurricane rated	4/16/2025
	4/23/2025	1922 Imperial Golf Course Blvd	Sale	4/23/2025
#1137	4/18/2025	1829 Imperial Golf Course Blve	Paint front door, replace tiles homeowner	4/23/2025
#1138	4/24/2025	1817 Princess Ct	Battery Back-up PV solar system	4/24/2025
#1131	4/10/2025	1945 Empress Ct	Replace 6' bath privacy fence	4/28/2025
#1134	4/15/2025	1812 Princess Ct	Add 2 hurricane shades	4/30/2025
		Items Approved by ARB	<u>April 1 -30, 2025</u>	
		Respectfully Submitted	Ted Anderson May 1 2025	



### **Manager Report-**

- Naomi Baratko from Vesta, reported that the follow up inspection of the home roofs will be carried out once Gale Schwartz is available to review properties with her. Naomi also stated that quite a few ARB requests are being held due to not receiving all required information.

**Any Old Business:** Continued discussion on the topic of the E-bikes discussed earlier in the meeting.

### **Any New Business:**

- Vesta has received only two proposals for roadway marking. Mark Thieme recommended calling Bain Seal Coat as they have been used in the past.

### **Members' Comments:**

- Several members commented on the ongoing issue with E-Bikes.
- A member commented on the school noise and the PA system which is quite loud. The Board recommended that members should attend the School Board meetings. They are open to the public.

### **Adjournment**

With no further business to come before the board, a motion to adjourn was made and approved unanimously.

On Behalf of the Board of Directors,  
Naomi Baratko  
LCAM

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