



IMPERIAL GOLF ESTATES MEETING MINUTES

DATE: July 9.2026

TIME: 10:00 a.m.

LOCATION: Imperial Golf Club, downstairs meeting room

Board Members Present: Gale Schwartz, Conrad Peacock, Ken Edelbrock and Pam Falcigno, Ted Anderson

Others Present: Naomi Baratko, from Vesta Property Services), Mark Thieme, Maintenance supervisor.

1.Establish a Quorum/Call to Order and Proof of Notice:

A quorum was established, and the meeting was called to order by Gale Schwartz at 10:00am.

The meeting notice was posted in accordance with the Florida State Statutes and Association By-Laws

2. Approval of Previous meeting Minutes.

The previous meeting minutes were on motion to approve by Chuck P. Seconded by Pam F. and approved unanimously.

3.President's Report- Rain has definitely helped improve the lawns in the neighborhood. At the same time, roofs are starting to see mild amounts of mold and rust stains in driveways are beginning to be visible. We will be sending reminders to maintain these areas.

We have seen an increase in the incidents of "piggy backing" through the Entrada gate. Currently these events appear to be mostly residents assisting their own guests. The board reminds everyone that the Entrada gate is for HOA members only and will be strictly enforced.

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President's Report Continued-

Our lakes have shown their "annual" growth of vegetation. The lakes are being sprayed, and results should be visible shortly.

Maintenance

Mark continues to work on completing several projects prior to his retirement and ensuring a smooth transition. He has prepared a book of various items that are annual projects and "local knowledge" to be passed down to the next supervisor. We will be reviewing several resumes received and we look to start interviews shortly.

GIB

The board met this month with the security company to again refresh the rules. The issue is continuity of staff.

- The sheriff patrols continue and each shift there are several warnings and tickets issued. Gale will propose to the GIB the trial of a solar speed sign (\$400-\$500) on the main road to address speeding issues.

Landscaping improvements for the front island will take place this month, especially on the North side which doesn't receive enough sun.

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Treasurer's Report provided by Conrad Peacock

Operating Results:

Our Year-To-Date operating results reported through June 30, 2026, show our year-to-date income was \$604,331.22, a budget surplus of \$2,243.22 (0.4%). At the same time our year-to-date expenses were \$493,213.23, which was \$108,874.77 below budget (-18.1%). The net effect was that through the first four months of the year we have a reported surplus of \$111,117.99. The expense results are due almost solely to the receipt of the "Provider Incentive" payment from Comcast applied to the Comcast expense line item.

Delinquencies:

The total amount outstanding at June month-end has decreased to \$33,265.76 from \$44,875.53 at the prior month-end. The number of delinquent balances has decreased to 14 from May's 26. Currently the balances range from \$10,515.86 to \$7.93. However, it should be noted that only four accounts continue to be with the collection attorneys, with five additional recommendations for collection activities.

Chuck Next Steps

- Shred or securely dispose of the delinquent account report in the packet due to incorrect date and personal information.
- Await and review the proposal for the insurance appraisal of the community's buildings and fences, expected in July.

6. Committee Reports

ARB Report -None Currently

Infrastructure Report provided by Dr. Pam Falcigno-

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Pam F. provided updates on infrastructure issues, including following up with Gio and Pav regarding the replacement of weirs by the county and addressing overgrowth in channels between weirs and Horse Creek

Pam wishes to discuss with the board next month whether to write a letter to the county regarding their landscaping responsibilities.

7. Old Business- none currently

8. New Business-ARB appeal 1909 Countess

The homeowner presented an appeal for a variance to build an outdoor entertainment structure in their backyard for her children, explaining that it would comply with setback requirements and maintain the same architectural theme as her house. She noted that all neighbors support the proposal and emphasized that the structure would be permanent but primarily open-air with no cooking or air conditioning.

The board previously denied the request, and Naomi requested reconsideration, arguing that the variance could be limited to specific properties and wouldn't set a precedent for widespread similar requests.

ARB Committee Structure Rejection

Gale explained that the ARB committee had rejected the request for a permanent outdoor structure due to community rules and legal requirements preventing unequal treatment among homeowners. She emphasized that changing these rules would require a vote from two-thirds of the 634 homeowners, followed by board approval, making it an extensive process.

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Pam F. expressed appreciation for the design but confirmed that the current rules cannot be modified to allow the proposed structure.

9.Member Comments-None currently

The Next Meeting Date-August 12, 2026, at 10 am.

Adjournment

With no further business to come before the board, a motion to adjourn was made by Ted A. and seconded by Conrad P. and approved unanimously. The meeting was adjourned at 11:28 am.

On Behalf of the Board of Directors,
Naomi Baratko, LCAM

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