
Greater Imperial Board Association – Unapproved Minutes

Meeting Date: April 24, 2014

Time: 2:00 P.M.

Location: Bermuda Greens Clubhouse, Naples, Florida 34110

Purpose: Board of Directors Meeting

GIB Officers Present: Len Joyce, Martha Meyers,

GIB Officers Excused: Tom Harruff, Judith Gibbs

Representative Present:

<i>Abbey on the Lake:</i>	<i>Warren Maccaroni (Absent)</i>
<i>Bermuda Greens:</i>	<i>David Bearce</i>
<i>Castlewood:</i>	<i>Martha Meyers</i>
<i>Charleston Square:</i>	<i>Marge Williamson</i>
<i>Estates:</i>	<i>Len Joyce</i>
<i>Golf Club:</i>	<i>Font Kremer</i>
<i>Imperial Gardens:</i>	<i>Judith Gibbs (Present by Proxy)</i>
<i>The Island:</i>	<i>Carolyn Farhet (Absent)</i>
<i>Manors of Regal Lake:</i>	<i>Dennis Bergt (Absent)</i>
<i>Park Place:</i>	<i>Charles Yates</i>
<i>Park Place West</i>	<i>Joe Gagnier</i>
<i>Wedgefield:</i>	<i>Jackie Milot (Absent)</i>
<i>Westgate:</i>	<i>Penny Schulte (Absent)</i>
<i>Weybridge:</i>	<i>Kristine Russo</i>

Also Present: Stephen Towns of Towne Properties the Property Manager.

Certify Quorum: Representatives from 10 member associations were present, either in person or by proxy, thereby establishing a quorum.

Call to Order Len Joyce, President called the meeting to order at 2:00 P.M.

Secretary Report: The Minutes of the March 27, 2014 meeting were presented. **It was moved by Joe Gagnier, seconded by Charles Yates to accept the minutes. The motion carried.**

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for GIB Meeting 4-24-14

Towne Properties has been working on our financials and now have the correct budget numbers for 2014. I am back in Ohio again so have had little time to analyze but things seem to be improving.

Income and Expense Statement as of 3-31-14:

Income for January is over budget for the month by \$2,557.60 primarily due to processing of gate pass sales and Year to Date by \$5,492.8 again due to gate pass sales. Total Operating Expenses are under budget for the month by \$10,518.65) due primarily unbilled Gate Access Control (Universal) costs and under budget expenses in Grounds Care and Administrative expenses. Towne is working on the Insurance Expense posting to include the Prepaid Insurance.

Balance Sheet Items as of 3-31-14:

1. Operations Checking Account: Cash for Operations \$28,867.75
2. Cash for Reserves Balance: \$276,190.04

3. Other Assets, incl. Accts Rec and Prepaids:	<u>\$ 1,872.58</u>
4. Total Current Assets:	\$306,930.37
5. Total Current Liabilities:	\$7,567.12
6. Retained Earnings	\$7,683.22
7. Owner's Equity	\$4,237.69
8. Current Year Income/ (Loss)	\$11,252.30
9. Replacement Reserve Prior	\$263,737.59
10. Replacement Reserve Current	\$12,452.45
11. Total Equity	<u>\$299,363.25</u>
12. Total Liabilities/Owners Equity	\$306,930.37

Balance Sheet Discussion: We have adequate cash on hand to meet our monthly bills and due to my unavailability we have not met with the Executive Committee to determine the allocation of the Retained Earnings and 2013 Profit to the various Reserve accounts as stated at the January GIB meeting.

General Comments: When I return from Ohio I will make it a priority to meet with Len and Ren (if he is still in FL) to look at alternative investments for the GIB's assets.

Tom Harruff, GIB Treasurer

Motion: *Charles Yates moved and seconded by David Bearce to accept the April 24, 2014 Treasurer's Report as presented. Motion passed without objection.*

GREATER IMPERIAL BOARD - MANAGER'S REPORT

APRIL 2014

ACCESS DEVISE SALES

Month	2012		2013		2014		hard pass returns
	Smart Pass	Transponders	Smart Pass	Transponders	Smart Pass	Transponders	
January	43	5	81	6	68	1	1
February	25	10	22	6	44	4	2
March	52	3	27	1	41	0	2
April	35	1	25	5			
May	22	1	36	3			
June	36	5	18	3			
July	44	4	28	4			
August	48	0	22	1			
September	48	0	16	1			
October	74	3	41	2			
November	64	4	81	6			
December	41	0	48	6			
	532	36	445	44	153	5	5

MANAGER'S REPORT (cont.)

Resident Contact:

March purchases for access devices was down a bit from February and significantly from 2013. 11 of the 41 devices were for Golf Club memberships only. There were the usual interactions with new owners over access to Imperial.

Complaints : There were no complaints and no collisions with the gate. The IGE owner dispute over property damage regarding removal of a *barcode sticker for the IGE gate has still not been heard from.*

Access Items:

- We have inventory of 299 smart passes (one lost to defect) and 48 license Tag Transponders .
- There were no gate incidents in the month of April (6 YTD) since the last meeting .
- The lights and camera have been adjusted by NEW IQ such that night time incidents will be seen by the surveillance cameras.
- Supplies inventory at the gatehouse has been replenished twice in April.
- The Manager met with representative for the Park Place West and after considering a number of options to include stop sign at the intersection, raising the speed bump seemed the most reasonable solution. Consultation with paving company regarding logistics and cost next.
- The Manager consulted with Greenspire concerning the status of the well and their contract with the GIB. Greg has provided a quote for cleaning out the pipe to purge the stagnant water and take fresh samples. He thinks this will result in salinity levels satisfactory to the County. He also advised that he is changing his relationship to the crew but essentially we still contract for landscape maintenance and irrigation. Steve Pope will be doing the actual work.
- The second phase of the upgrade of the three computers that manage the work of the Gate House has been installed. It has not been problem free. It continues to go down where the Access guards do not have visual of the license plates. Working on solution. Guards have contingency plan.

Discussion:

The President led discussion with Representative Gagnier concerning the issue of speeding traffic on Imperial Golf Boulevard past Park Place West, whether problem was east or west bound. Determination of adding 1-2" to the height or the speed bumps was somewhat a consensus. President Joyce noted that Bonness is under contract at the Imperial Golf Estates and would be easiest to contract them for any changes.

Sean is the irrigation tech working with Greg at Greenspire and the President suggested that the proposal to purge the well pipe and re test be deferred until Representative Harruff returned.

The Manager read into the record the following note received 4/22/2014 from Kathy Day former Representative to the GIB: *To the Greater Imperial Board, What a delightful, unexpected surprise you gave me with the gift card today. Thankfully to the ever vigilant Charlie Yates a much more serious tragedy was averted. Captain Barb was relieved that we both came to her rescue and could allow the gate to function properly for the guests, residents, vendors, and members. Although I am no longer on the Board, Imperial is still my community and I will continue to be available in whatever capacity I am most useful. I thank you for your recognition of my support and dedication to the Imperial communities. Best Regards, Kathy Day.*

Moved by Martha Meyers, and seconded Font Kremer to accept the Manager's Report as presented. Passed.

President's Report - Greater Imperial Board – Len Joyce – April 24, 2014

Irrigation: An agreement letter is being sent to Westgate along with a check for \$100 for the monthly use of their irrigation.

Parshall Law Suit: The deposition of Mr. Parshall was taken by Mr. Glenny, our insurance company's attorney. Mr. Glenny is again going to file for dismissal of the case.

GIB Policy and Procedures for Access Control information.

We are looking to review this again. In short, there is no obligation for the Board to provide access to a member who wants to review the security footage. From GIB attorney, "Board members, or a legal representative of a member community may have rights under Chapter 617, but individual Unit and Homeowners have no rights to inspect the footage. If, however, you wish to allow some access to individual members in any event, you are free to impose whatever restrictions and limitations you wish, so long as you are consistent in your treatment of all Unit and Homeowners."

This really brings us back to our discussion of setting policy of who can request the information and how it is requested. Open for discussion on this procedure.

As I did not attend our last meeting we will review this again in new business.

SFWMD a conservation easement. Not sure if this was covered last month. We have been approached by the owner of the property just south of the GIB property, to give us this property. This property was formally to be part of Manor of Regal Lakes. It is however currently a conservation easement. We are investigating how this property could be utilized and what if any property taxes would be required. Again, this needs further review.

Access Gate Control. Systems are operating satisfactorily. As of April 22 and our last reporting, we had 71,419 Residents and 30,646 Guests for total of 102065. (This was for a 5 week period).

Next Board Meeting: Our next board of directors meeting will be on Thursday, May 22, 2014 at 2 PM at the Bermuda Greens Club House.

Len Joyce, President, Greater Imperial Board, Inc.

Discussion:

Re: Parshall Case: President Joyce noted that the amount of loss has been elevated to \$150,000 value in stamps and coins.

Kathy Day former President was only representative deposed in the case.

The GIB attorney has filed a motion to deny a continuance of the case.

Cincinnati Insurance continues to represent the GIB and its representative communities. A question of what the status of the coverage of the GIB regarding exposure to the individual member associations? Specifically defending the community associations named in the suit and more importantly in any similar negligence claim going forward. A question was raised if the communities could recover their costs from Parshall in filing a frivolous law suit claim. President noted that the GIB is a private corporation and does not have the same owner relationship as a Master property Owners Association. Representative Russo offered that she would be willing to follow up and investigate the potential additional protections of the Representatives under the GIB D&O policy.

Moved by Representative Yates, seconded by Representative Meyers and passed to appoint Representative Russo to explore current coverage and potential for adding the enumerated members of the Corporation under the liability insurance of the GIB.

Moved by Representative Yates and seconded Representative Bearce to accept the Presidents Report. Passed.

OLD BUSINESS:

President Joyce noted that the message from the Imperial Golf Club was not what he understood it to be. A letter was sent to the Community Associations from the Golf Course regarding a new program encouraging

resident member use of the Clubhouse and restaurant during the summer months of June 1 through September 30, 2014. It was noted that the Sunday Brunch was particularly popular.

NEW BUSINESS :

There was no new business to bring before the Board.

The President noted Next Board Meeting will be on Thursday, May 22, 2014 at 2 PM at the Bermuda Greens Club House.

Representative Yates asked the President to move to Executive Session, seconded by Representative Meyers. Passed. The Meeting of the Board adjourned at 2:40 pm.

Property Manager Towns was excused from the Executive Session.