

GREATER IMPERIAL BOARD

Board of Directors Meeting Minutes

February 25, 2016

approved

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GIB OFFICERS PRESENT: Tom Harruff, President; Kris Russo, Secretary and Judith M. Gibbs, Vice President.

BOARD MEMBERS PRESENT

Abbey on the Lake	
Bermuda Greens	Fred Demma
Castlewood	Alan Buchholz
Charleston Square	
IG Estates	Dan Castaldini
Golf Club	
Imperial Gardens	Judith M. Gibbs
The Island	
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	Joe Gagnier
Wedgefield	
Westgate	Frank Auestasia
Weybridge	Kristine Russo

OTHERS PRESENT: Mickey Sudut, Community Manager representing Sandcastle Community Management. Anne Harruff of the Beautification Committee.

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CALL TO ORDER AND DETERMINATION OF QUORUM -

A quorum of the Board being established the meeting was called to order at 2:00 p.m. by President, Tom Harruff.

PROOF OF NOTICE -

The notice of the meeting was posted according to the Florida Statutes.

SECRETARY REPORT / DISPOSAL OF PREVIOUS MINUTES -

- Motion made by Dan Castaldini to approve the minutes of January 28, 2016 as presented. Seconded by Charles Yates. All in favor. Motion approved unanimously.

OFFICERS AND COMMITTEE REPORTS -

- **President's Report – Tom Harruff**
 - Tom opened the meeting by introducing Michael Colditz, Branch Manager for Securitas Security Services USA, Inc.
 - Michael gave a presentation for the security services he has proposed for the front gate.
 - Michael provided information on the way in which he seeks employees so to minimize the turnover rate.
 - Michael stated that he visits the communities personally.
 - There would be 5.5 officers assigned to the GIB if there company is awarded the contract.

- Tom stated that the transponders are not working effectively and New IQ and TEM have been pointing fingers at each other over the issue for about five weeks. There is some glitch in the hardware.

- **Treasurer’s Report – Martha Meyers (Tom Haruff provided the report in Martha’s absence)**

- Total Operating Income for January of \$13,243.24 is under budget by \$9,562.83 primarily due to a \$10,982.50 shortfall in Association Fees which didn’t cover the increased budgeted reserve funding.
- Total Operating Expenses of \$25,979.20 are over budget by \$4,302.13 – Our Net Operating loss is \$12,735.95 due to increased building maintenance, landscaping and management fees.

- **Balance Sheet Items –**

1. Operations Checking Account – Cash for Operations	\$14,238.28
2. Cash for Reserves Balance-	\$355,117.85
3. Other assets.,inc. Accts Rec and Prepaids	\$1,822.58
4. Total Current assets-	\$371,178.71
5. Owner’s Equity-	\$28,796.81
6. Current Year Income / (Loss)	(\$12,735.95)
7. Replacement Reserve Prior	\$339,827.82
8. Replacement Reserve Current	\$15,290.03
9. Total Equity	\$371,178.71

- There is more than adequate cash on hand to meet the monthly bills.
- Tom discussed the issue of the amount of money from the communities taken out of the ACH and asked for the representatives present to fill out the ACH forms or have their Management Company contact Sandcastle to work out the details in the assessments to the GIB.
- Tom stated that the 2014 taxes were not filed. This is going to be addressed as there was a break down in the communication with Towne Properties and TM Hayes our auditor on the taxes being completed and filed with the state.
- **Motion made by Judy Gibbs to accept the Treasurer’s Report. Joe Gagnier seconded. Motion carried in favor 9-0.**

- **Manager’s Report –**

- Continued problems with the gate guards.
- The transponders are not working consistently. TEM and New IQ have been working on the problem.

- **Gatehouse Report –**

- Activity at the gate continues to show high traffic volume.
- The windshield tags and wands can be purchased at Sandcastle Community Management from 8:00 a.m. until 4:30 p.m. 9150 Galleria Court, Suite 201, Naples, FL 34109. Sandcastle’s office can be reached by calling 239-596-7200.

COMMITTEE REPORTS -

- **Beautification Committee – Anne Harruff**

- Anne and Mickey Sudut met with a vendor to discuss the Holiday Decorations at the entrance to the community.
- The entrance flowers will come after the rains have passed.
- Top Cut has stated that they are having a hard time getting great flowers due to the amount of rain this season.
- Anne brought the plaque that will be put by past Westgate GIB Director Penny Schulte’s Tree (Yellow Giger Tree) and talked about the dedication to be held on March 6th.
- Steve from Top Cut will try to be at the next board meeting.

OLD BUSINESS -

- The generator at the front entrance is still under discussion. The location of placement has not been decided or approved. The issue is the property lines and an engineer will need to provide a survey to determine if there is enough room on the GIB property to install the generator.
- Tom Haruff provided a spreadsheet that was put together to compare the proposals submitted by Security vendors.
- There were five security companies that submitted a bid for services. Only one of the companies included in their proposal the guard service plus the technology for the gate monitoring.
- **Motion made by Charles Yates to approve the proposal for Guard Services including the electronics submitted by RAMCO Protective Security Solutions by Professionals. The proposed amount of \$156,400.67. Judy Gibbs seconded. Motion passed 9-0 in favor.**
- Tom Haruff will meet with Ramco and work out the details on the turnover so the date of terminating the current security provider can be appropriately determined.

NEW BUSINESS -

- Dan Castaldini stated that this season has been the wettest season since 1933. The weirs had to be opened to assist in the drainage concerns.

NEXT MEETING -

- March 24, 2016 Bermuda Greens Club House at 2:00 pm

ADJOURNMENT -

- There being no other business to discuss the meeting was properly adjourned at 3:20 p.m.