

GREATER IMPERIAL BOARD

Board of Directors Meeting Minutes

May 26, 2016

approved

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GIB OFFICERS PRESENT: Tom Harruff, President; Judie M. Gibbs, Vice President; Martha Myers, Treasurer; Kris Russo, Secretary.

BOARD MEMBERS PRESENT:

Abbey on the Lake	Chauncey Brothers
Bermuda Greens	
Castlewood	Martha Myers
Charleston Square	
IG Estates	Dan Castaldini
Golf Club	Michael McClymont
Imperial Gardens	Judie Gibbs
The Island	Tony Manes
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	
Wedgfield	
Westgate	Joe Lawler
Weybridge	Kristine Russo

OTHERS PRESENT: Mickey Sudut, Community Manager representing Sandcastle Community Management. Anne Harruff, Beautification Chair.

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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 Charlie Yates to approve the minutes of April 28, 2016 as corrected. Second by Martha Myers.
Motion approved unanimously.

OFFICERS REPORTS –

President’s Report – Tom Harruff presented

GIB President’s Report for Board Meeting 5-26-16

IGEHOA has received the attorney review of the proposed Limited Agency Agreement with CSI to assist us in negotiating a Cable TV and other services contract. CSI has accepted all of the proposed changes from the attorney. It was presented to their Board for approval this morning. If any associations were waiting for the Estates they have decided to move forward with CSI by signing the formal agreement.

Most of you are aware of the damage to the north side column and wall at the front gate. The GIB has a copy of the CCSO Accident report identifying the driver and his insurance company. His vehicle was towed and he was transported to the hospital. Sandcastle has contacted his insurance company telling them of the GIB claim for property damage. One bid has been received at \$17,125 by the company that repaired the south side wall damage.

The water Main replacement from 41 to the four-way stop is proceeding in the engineering stage. The next review is a 90% design review due at the end of June. After that review the county will set up Neighborhood Information Meetings to allow residents to ask questions about the impact on their communities. The project should begin late fall and could take up to a year to complete. They will be crossing IGCB at the four way stop. The GIB will work with the County and the GIB Member associations to keep everyone informed.

Collier County still has not repaired the damage to the side of the road east of the entrance into Park Place. I have followed up and they say that they have not forgotten us.

Our Money Market will be maturing in mid-June and I am looking for a motion to allow Martha or me to negotiate the placement of our reserve funds at a better interest rate. I have asked Sandcastle to recommend where to place our funds. I am doing the same for the Estates and having \$500,000 to place may get both associations a higher interest rate.

Motion made by Charlie Yates to allow Tom Harruff and Martha Myers to negotiate with the banks and work with Sandcastle Community Management on putting the reserve funds in the bank offering the best interest rates. Kris Russo seconded the motion. Motion passed 10-0 in favor.

The board agreed not to have a meeting in July.

Treasurer's Report – Martha Meyers

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for April, 2016 – GIB Mtg. 5/26/16

Income and Expense Statement as of 4/30/16:

Total Operating Income for April is over budget by \$438.80 due to reserve interest income. YTD income is \$2172.55 over budget because of Gate Opener Income. Park Place is one month past due thru the end of April.

Total Operating Expenses for April are over budget by \$15,810.07 due to a timing issue in the gate access control account. The YTD expense variance (over budget by \$5,982.37) is a combination of 2015 landscape projects paid for in 2016, and greater than budgeted entry and gate maintenance.

Balance Sheet Items as of 4/30/16:

1. Operations Checking Account: Cash for Operations	\$19,447.50
2. Cash for Reserves Balance:	\$361,098.97
3. Other Assets, incl. Accts Rec and Prepaids:	<u>\$ 1,879.58</u>
4. Total Current Assets:	\$387,693.59
5. Owner's Equity	\$21,298.50
6. Current Liabilities	\$5,296.12
7. Replacement Reserve Prior	<u>\$361,098.97</u>
8. Total Equity	\$387,693.59

Balance Sheet Discussion: We have adequate cash on hand to meet our monthly bills.

Manager's Report – Mickey Sudut, Community Manager

THE GATE ACTIVITY 2016

MONTH	RESIDENTS	VISITORS	TOTAL	AVG/WK	MTM	AVG 2015
January	94844	29459	124303	31075	6807%	33.50%
February	61464	28086	89732	22433	8.00%	2.25%
March	63094	32628	95722	23930	6.67%	2.78%
April	26832	4299	31131	7783	32.52%	36.35%
May	35090	4567	39657	9914	1.27%	42.93%

ACCESS DIVICE SALES

MONTH	2013		2014		2015		2016	
	SMART PASS	TRANS-PONDERS	SMART PASS	TRANS-PONDERS	SMART PASS	TRANS-PONDERS	SMART PASS	TRANS-PONDER
JANUARY	81	6	68	1	83	6		
FEBRUARY	22	6	44	4	40	3		
MARCH	27	1	41	0	38	8		
APRIL	25	5	42	1	34	11		
MAY	36	3	46	3	27	5	26	3
JUNE	18	3	34	3	34	4		
JULY	28	4	30	2	17	6		
AUGUST	22	1	30	0	26	4		
SEPTEMBER	16	1	34	3	20	7		
OCTOBER	41	2	64	9	27	7		
NOVEMBER	81	6	57	2	49	3		
DECEMBER	48	6	51	4	18	13		
TOTAL	445	44	541	32	416	77		
PER MONTH	37.08	3.67	45.08	2.67	40.23	7		

Gatehouse Report –

- 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 Beverly at 239-596-7200.

COMMITTEE REPORTS -

Beautification Committee – Anne Harruff

1. Top Cut Contract-Irrigation Wet Check, Turf Fertilization. They are working with the shopping center on the north side to correct the timing of their watering on the grass along our north side entrance.
2. Annual Flowers installed at base of the 9 Royals-41 Island-nice touch of color. Project approved last year by GIB.

3. There are a number of Cocoa Plum Shrubs along the Boulevard that are brown and dying. Waiting for the Collier Co. Water Replacement Line Plan to determine if any of these shrubs will be taken out with the replacement pipes. This project will also impact the loss of many of the Queen Palms along the same area of the Boulevard.
4. Holiday Lighting Project- Top Cut informed me that they will not be doing Holiday Lighting this year.
5. I met with Laura Sloat, Trinity Trim & Lighting, & Mickey Sudut-Sandcastle Community Mgmt. to get ideas and input for the 2016 Holiday Lighting Project at the front entrance of Imperial-41, as well as the Gatehouse Area. The estimate is for \$9,205.50 including items not considered in the budget when it was approved last year. There are a number of items not done before, including lighting of the 9 Royals and 6 Sabal Palm trees. Please discuss and let me know what the Board will approve for Holiday lighting this year. I would like to refine this estimate after we have a look at what could be salvaged from our Holiday Lighting and equipment. We will not reuse our old lights. I will set up a meeting at the Estates Storage Shed with Trinity Trim, and Laura, and Sandcastle-Mickey, in the next weeks. Marc Thieme is on vacation for the next 2 weeks. He will have to pull all our decorations for us.
6. Thank You to the Imperial Golf Club for installing the elegant looking directional signs along the Boulevard directing people, to the Golf Club.
7. When the cost of rebuilding the front 41 Statement is estimated, there will also have be an evaluation of the cost of the Landscape, Irrigation and Lighting loss. We have already received one estimate from Coastal Construction who did the replacement of the south side column and wall. That estimate is \$17,125.00. Sandcastle has filed a notice of claim with the driver's auto insurance policy for property damage. The CCSO needs to correct the owner of the property on the accident report from the Imperial Golf Club to the GIB.
8. Martha Meyers suggested that the Beautification Committee reach out to Brimmers Holiday Décor as they are going to do the Golf Club Holiday Decorations and it might be more cost effective if the same vendor was used to decorate the entrance. Anne Harruff agreed to reach out to Brimmers Holiday Décor and get a proposal.

OLD BUSINESS –

- a. RAMCO and Sandcastle are working together to put a plan together which will provide contact protocol during and after hours.
- b. Now that RAMCO is in place, the contracts with TEM and New IQ will be cancelled.
- c. The Water line replacement update was discussed in the President's Report above.
- d. The repair to the sunken road on Park Place is still not completed. Tom Harruff is working on this matter.
- e. Tom Harruff will take care of sending the card to Ray Fick's family.

NEW BUSINESS –

- a. The board discussed the board members and their summer schedules. Tom Harruff stated that he would be around the entire summer if there are any issues that need to be addressed.
- b. The accident which caused damage to the front entrance sign was discussed under the President's Report above.

EXECUTIVE COMMITTEE COMMNETS –

- The Committee did not meet this month.

NEXT MEETING –

- The next Board Meeting will be held on June 30, 2016 at 2:00 p.m. in the Imperial Golf Club House.

ADJOURNMENT –

- There being no other business to discuss the meeting was properly adjourned at 3:00 p.m.