

GREATER IMPERIAL BOARD

Board of Directors 2017 Annual Meeting Minutes

March 23, 2017

approved

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GIB OFFICERS PRESENT: Tom Harruff, President; Judie M. Gibbs, Vice President; Martha Meyers, Treasurer; Len Joyce, Secretary

GIB OFFICERS ABSENT:

BOARD MEMBERS PRESENT:

Abbey on the Lake	Edwin Howe
Bermuda Greens	Fred Demma
Castlewood	Martha Meyers
Charleston Square	Marge Williamson
IG Estates	Dan Castaldini
Golf Club	Len Joyce
Imperial Gardens	Judie Gibbs
The Island	Dick Bailey
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	Joe Gagnier
Wedgefield	Jackie Milot
Westgate	Joe Lawler
Weybridge	Greg Stephens

OTHERS PRESENT: Anne Harruff, Beautification Committee Chair, and Mickey Sudut, CAM representing Sandcastle Community Management

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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 Joe Gagnier to approve the meeting minutes of 2-23-2016 as presented. A second was made by Martha Meyers. Motion approved unanimously.

OFFICERS REPORTS –

Presidents Report GIB Board Meeting 3-23-17

County Water Main Replacement Project from US41 to the Four Way Stop along the Entrance Boulevard: We have completed the easement with Collier County for the disputed strip of land between Westgate and Abbey on the Lake so that the county will not have to install a portion of the new water main under the north side of IGCB in that area. However, they have still not vetted a contractor and at last account the staff may not

go the Board of County Commissioners (BOCC) for approval of the contract until the last BOCC Board meeting in April. This will delay the Neighborhood Information meeting on the project until May and the start of the project until possibly June.

Cable TV Replacement Contract Negotiations: We continue to meet with the bidders on our cable TV replacement contract. All four bidders have bundled both Cable TV, internet access, and other services in their proposals. There is still much work to do to fully understand the proposals and to finalize the negotiations. Most of the bidders are offering fiber optic cable to the house and a free year of phone service.

Loriapi at Park Place West: You might have noticed that the Loriapi have been approved and planted at PPW.

Treasurer's Report – Martha Meyers

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for February 28, 2017 – March GIB Mtg. 3/23/17

Income and Expense Statement as of 2/28/17:

Total Operating Income: Operating Income is \$26,865.55, under budget by \$1,165.53 due to Gate Opener Income.

Total Operating Expenses: Operating Expenses are \$27,970.84, under budget by \$55.18. The expense variance is a combination of Landscape plants and a timing issue for gate access control. YTD landscape expenses and smart passes are still tracking to annual budget numbers.

Balance Sheet Items as of 2/28/17:

1. Operations Checking Account: Cash for Operations	\$13,493.07
2. Cash for Reserves Balance:	\$406,144.23
3. Other Assets, incl. Accts Rec and Prepays:	<u>\$250.84</u>
4. Total Current Assets:	\$419,888.14
5. Owner's Equity	\$5,566.78
6. Current Liabilities	\$8,177.13
7. Replacement Reserve Prior	<u>\$406,144.23</u>
8. Total Equity	\$419,888.14

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

Motion made by Judie Gibbs to accept the Treasurer's Report. Motion seconded by Greg Stephens. Motion approved unanimously.

COMMITTEE REPORTS –

Beautification Committee Report – Anne Harruff

1. Contract – Top Cut, Steve Pope – Fertilization of shrubs, weekly maintenance performed.
2. Loriapi Plants - these were installed on 2-22-2017, at the corner of Park Place West and the GIB property.
3. Lave Rock will be installed at the Gatehouse entrance on the south side this week. The effort is to fill in the eroded drainage area swales. This was approved at the February GIB meeting.
4. Landscape will be done on the north side of the boulevard once the Collier County water main has been installed from 41 to the four-way stop sign at the Estates.
5. Photos will be taken of the boulevard on the north side which may be needed to verify the plantings that were there prior to the installation of the new water main. The Community Manager will be responsible for taking the pictures.
6. During drought conditions, it is wise to keep your lawn at least five inches high.

Manager’s Report – Mickey Sudut

MANAGER’S REPORT 3-23-2017

THE GATE ACTIVITY 2017

MONTH	RESIDENTS	VISITORS	2017 TO-TAL	AVG/WK	2016 TO-TAL
January	98427	59160	157587	39397	76454
February	61500	28086	89586	22397	89732

ACCESS DIVICE SALES

MONTH	2015		2016		2017	
	SMART PASS	TRANS-PONDERS	SMART PASS	TRANS-PONDER	SMART PASSS	TRANS-PONDER
JANUARY	83	6			23	2
FEBRUARY	40	3			26	7

Inventory – 82 wands 50 new stickers with 250 on order

So far the new stickers seem to be working fine in the system.

- **The board agreed to have RAMCO provide a proposal to add another guard on to assist in the volume of traffic entering through the front gate. This would provide an overlap during the peek hours of the day.**

OLD BUSINESS –

1. Presentation by Hot Wire – Bulk Cable

Daniel O’Conell- addressed the board members on Hot Wire and the services that they offer.

- Comparisons to other companies
- Hot Wire “Vision” logo.
- Smaller company so they can offer better service to their customers.
- 2016 top ten internet provider
- Twenty-eight seconds to get a Hot Wire Customer Service Operator.
- Bulk rate package rates.

2. Water main project –

- Information on the status was noted in the President’s Report above.

NEW BUSINESS –

1. Appointment of Officers to the 2017 Board of Directors –

- **Motion made by Charlie Yates and seconded by Jackie Milot to appoint the Officer Positions as follows: Motion passed unanimously.**

President	Tom Harruff
Vice President	Judie Gibbs
Treasurer	Martha Meyers
Secretary	Len Joyce

2. Owner request - to install sidewalks on the boulevard.

- There was an owner who made a request that the GIB install sidewalks along the one side of the boulevard to the front gate.
- The GIB would support the project but it takes the approval of all owners from each of the communities to push this project forward.
- The vote has failed to support this effort at least two previous attempts.

3. Other items discussed-

- Comcast will hold an informational meeting on Tuesday in the Board Room at 2:00 p.m.
- Len Joyce will confirm the meeting place for the GIB meetings.

ADJOURNMENT-

- There being no other business to discuss, the meeting was properly adjourned at 3:05 p.m.