

GREATER IMPERIAL BOARD

Board of Directors Meeting 2017

June 22, 2017

approved

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GIB OFFICERS PRESENT: Tom Harruff, President; Judie Gibbs, Vice President; Len Joyce, Secretary

GIB OFFICERS ABSENT: Martha Meyers, Treasurer

BOARD MEMBERS PRESENT:

Abbey on the Lake	
Bermuda Greens	Steven Smith
Castlewood	Ed Dadura
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
Wedgfield	
Westgate	Joe Lawler
Weybridge	Greg Stephens

OTHERS PRESENT: 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 5-25-2017. A second was made by Greg Stephens. Motion approved unanimously.

OFFICERS REPORTS –

President’s Report – Provided by Tom Harruff President

GIB President’s Report for BOD Meeting 6-22-17:

Collier County Water Main Replacement Project: The Board of County Commissioners has approved (5-23-17) and the county has signed a contract for the replacement of the water main from US41 to the four way stop.

The county project managers are working with the contractor to set a date for a Neighborhood Information Meeting (NIM) to discuss the details of the project to Imperial residents. It is anticipated that they will be ready to have the NIM in July, possibly at the Imperial Golf Club, and start the project in late July or early August.

Comcast Bulk Cable TV/Internet Replacement Contract: The following five Imperial communities have approved negotiating a contract with Comcast for Bulk Cable TV and Internet services: IGEHOA, Bermuda Greens, Park Place, Imperial Gardens, and Wedgefield. The Estates have received a revised Town Hall briefing from CSI for the benefits of their projected contract. CSI missed the additional \$3.00 per month for two additional devices (5 total as their current contract). They will need to decide when to hold their first Town Hall meeting with their lot owners to provide the details of the proposed contract and services. The Estates has also received a draft contract from Comcast for review. The other Associations are waiting for their draft contract. CSI recommends an attorney that has negotiated over 100 or more. Some of the other associations have already had a Town Hall meeting but others still have to schedule.

Future Sandcastle Support to Board: Our current Sandcastle contract provides for a part time Property Manager and no price increase for two years. That two-year period expires in early 2018. With Anne, Dan and I leaving the GIB in March next year the Board needs to decide if they will need to budget for and purchase additional Property Manager support from Sandcastle next year.

Gate House and Wingwall Painting Project: Our thanks to Mickey for managing the gate house/wingwall painting project. The window boxes will need to be replanted.

Deactivation of Non-Active Gate Passes: Last year the GIB voted to deactivate gate passes that had not been used for over 12 months. Ramco has identified over 1545 gate passes dating back to first issue in 2008 that are in that category. Most do not have an owner listed in the current version of the data base. We will be directing Ramco to deactivate those passes issued prior to 2016 or just over 1,500 front gate passes. They will remain in the system and can be reactivated if an owner brings the vehicle with the pass to Sandcastle.

GIB Director and Property Manager Support to Sandcastle: I missed last meeting when this topic was discussed but it is the responsibility of all member associations to notify Sandcastle when any property transfers occur and leases are executed. Several years ago, the GIB voted to have our Property Manager provide the GIB Directors a listing twice each year of their associations data base of listed owners for their property manager to review and provide updates to Sandcastle. This is necessary to keep the data base current for the GIB and for access control at the gate. Every property transfer and lease must be provided to Sandcastle to keep the data base current. We solicit your support for these actions. Please review with your property manager to be sure that they are support the GIB. One way to assist in this process is to have all new owners and lessees come to Sandcastle to purchase gate passes rather than transferring old passes between owners.

Treasurer's Report – Martha Meyers

Treasurer's Report presented by Tom Harruff, President in Martha's absence.

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for May 31, 2017 – March GIB Mtg. 5/24/17

Income and Expense Statement as of 5/31/17:

Total Operating Income: Operating Income is \$27,119.32, under budget by \$911.76 due to gate opener income. YTD Operating Income is under budget by \$1,356.25.

Total Operating Expenses: Operating Expenses are \$25,733.13, under budget by \$2,292.89. YTD expenses are under budget by \$3,369.18. Landscape expenses and Smart Passes are still tracking to annual budget numbers.

Balance Sheet Items as of 5/31/17:

1. Operations Checking Account: Cash for Operations	\$8,623.07
2. Cash for Reserves Balance:	\$415,768.46
3. Other Assets, incl. Accts Rec and Prepaids:	<u>\$4,851.84</u>
4. Total Current Assets:	\$429,243.37
5. Owner's Equity	\$9,922.17
6. Current Liabilities	\$3,552.74
7. Replacement Reserve Prior	<u>\$415,768.46</u>
8. Total Equity	\$429,243.37

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 Joe Gagnier. Motion approved unanimously.

COMMITTEE REPORTS –

Beautification Report – Anne Harruff – 6-22-2017

- Contract-Top Cut USA-Regular Monthly Maintenance, Sprayed Ficus Shrubs for white fly-4-4-17, replaced 4 Rotor Heads.
- Flower Boxes at Gatehouse were emptied-6-8-17, new flowers to be installed week of 6-26-17, to include the Gatehouse area, and 41 Island. Steven to go out to the actual American Farms' site and select the flowers, for all of the areas to be replanted.
- The Gatehouse and 2 Statements were repainted with same color, as well as the interior of Gatehouse-same color, by Northern Paint-Matt. Week of 6-13-17 depending on the weather.
- All in all, the front entrance of Imperial looks well maintained.

MANAGER'S REPORT – June 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
March	65860	26125	91985	22997	95722
April	54978	19468	74446	18612	31131
May	67021	28707	95728	23932	39657

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
MARCH	38	8			29	9
APRIL	34	11			31	8
MAY	27	5	26	3	28	1

Inventory – Stickers 162 Wands 69

Access Controls –

- Mickey Sudut, Community Manager stated that she has been trying to spend some time with the guards at the guard house to witness the activity and assess what issues need to be addressed to assist in the successful operations at the gate.

OLD BUSINESS –

- **Items under old business were discussed in the above President's report.**
- The Board has requested that a meeting of all the Community Management Companies have a representative attend a meeting on August 24, 2017 at 3:00 p.m. to discuss the gate house post orders and GateAccess.Net concerns.

NEW BUSINESS –

- The Post Orders regarding vendors working on weekends and holidays. The board agreed that the post orders will stand in not allowing any vendor to work in the community on a holiday even if it falls on a Monday.

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