

GREATER IMPERIAL BOARD

Board of Directors Meeting 2017

August 24, 2017

approved

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

GIB OFFICERS ABSENT:

BOARD MEMBERS PRESENT:

- | | |
|----------------------|----------------------------------|
| Abbey on the Lake | Chauncey Brothers and Mary Galle |
| Bermuda Greens | Steven Smith |
| Castlewood | Martha Meyers |
| Charleston Square | Marc Brandt |
| 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 | |
| Wedgefield | |
| Westgate | Joe Lawler |
| Weybridge | Greg Stephens |

OTHERS PRESENT: Mickey Sudut, CAM and Beverly Florio, Administrative Assistant representing Sandcastle Community Management. Corey Negri and Jonathan Anthony of RAMCO Protective Services.

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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 Greg Stephens to approve the meeting minutes of 6-22-2017. A second was made by Martha Meyers. Motion approved unanimously. Note there was no meeting held in July of 2017.

OFFICERS REPORTS –

President’s Report – Provided by Tom Harruff President

GIB President’s Report GIB Meeting 8-24-17

Imperial Water Main Replacement Project: The County has completed negotiations and signed a contract with their vendor to replace the water main from US 41 to the four way stop in Imperial. They have scheduled a Neighborhood information Meeting (NIM) on Aug 29th at the Imperial Golf Club to provide details and schedules for the project. A Q & A Session will be available after the NIM presentation.

Comcast Bulk TV Agreement: Negotiations with local Comcast personnel on an Agreement to replace existing Bulk Cable TV Agreements with an Agreement that would provide enhanced Bulk Cable TV and also Bulk Internet Services have essentially been completed. This includes The Estates and four other Condo Associations in Imperial participating (with a total of over 1,000 doors) in this negotiation. Three of the four have already accepted the basic Agreement that our Attorney assisted in negotiating with Comcast. One is still considering. Comcast now has the IGEHOA agreement in their corporate approval process.

The contractor assisting in these negotiations CSI will be providing a Town Hall meeting to cover the essential services and benefits of these agreements to residents, once Comcast corporate has approved the agreements. Currently Comcast is scheduled to begin deploying these enhanced services in the 2nd quarter 2018. They are also scheduled to begin installing fiber optic cable to our residences replacing the in ground coaxial cable not later than the 3rd quarter of 2018. That rebuild should take about 6 months to complete.

Multiple complaints about SO Actions: There have been multiple complaints about unauthorized vistiros and Officers seemingly just waving visitors in without checking authorizations and D/Ls. Ramco can address their actions.

Gate House Camera Replacement Proposal: Many of the cameras at the gate hose are obsolete and Ramco has not been able to obtain software upgrades to make the system work. They have a proposal to replace and supplement the existing cameras. Ramco will provide answers to any question that you may have regarding their proposal that is in your email package.

Driver's License from Sears and Sears Vendors: We continue to have issues with Sears and Sears vendors refusing to show their driver's licenses to the Officers at the gate house citing a corporate policy. Ramco has had same issue with other communities that they manage and most have stayed with their driver's license policy. The GIB needs to review our policy and this one outlier. Ramco can discuss.

Gate House Internet Connectivity: We have had continuing connectivity issues at the gate house with multiple Comcast service calls. They finally diagnosed the issue as a bad router. We had them replace the modem with a Comcast Modem with a built in router.

Treasurer's Report – Martha Meyers

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for July 31, 2017 – August GIB Mtg. 8/24/17

Income and Expense Statement as of 7/31/17:

Total Operating Income: Operating Income YTD is \$192,489.25—under budget by \$3728.31 due to less gate operator income.

Total Operating Expenses: Operating Expenses YTD are \$199,555.30, over budget by \$3312.16. Landscape expenses are now \$5006.39 representing the bulk of the overage.

Overall, we are still tracking to our annual budget numbers in total.

Balance Sheet Items as of 7/31/17:

1. Operations Checking Account: Cash for Operations	\$7,788.19
2. Cash for Reserves Balance:	\$425,926.56
3. Other Assets, incl. Accts Rec and Prepaids:	<u>\$3954.40</u>
4. Total Current Assets:	\$437,569.15
5. Owner's Equity	\$878.98
6. Current Liabilities	\$10,763.70
7. Replacement Reserve Prior	<u>\$425,926.56</u>
8. Total Equity	\$437,569.15

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 Charlie Yates. Motion approved unanimously.**
- **2018 BUDGET –**
Martha Meyers presented the proposed 2018 budget for the board's consideration.
- **Motion was made by Charlie Yates to adopt the proposed budget for 2018 as presented. Dan Castaldini seconded the motion. Motion passed unanimously**

COMMITTEE REPORTS –

GIB Beautification Report, GIB Meeting 8-24-17

Contract-Top Cut, Monthly Maintenance, Replaced 4 Rotor Sprinkler Heads \$245. There are 56 pop up heads, and 9 Rotors that are being maintained by Top Cut.

Annual Flowers planted at 41 Island and Gatehouse area and window boxes. Many compliments received on the flowers.

The Royals around the Gatehouse area were trimmed, and cleaned up on 7-19-19 by Carlos Aviles Tree Service. There will be a complete trimming of all trees –Gatehouse and 41 Island in November, prior to the Holiday Decorating.

Disposal of used Holiday Decorations - Since the GIB has a contract with Brimmers for 2017, the used remaining Holiday Decorations that are stored at the Estates Shed, should be available to the GIB Communities for their Holiday Decoration use if approved by the GIB Communities can take what they want. The storage bins will be outside the shed beginning November 1. The shed is located between the tennis club and Abbey on the Lake.

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
June	87963	19335	107298	26825	88846
July	109,747	29,768	136,654	34,163	55292

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
JUNE	34	4	34	0	24	2
JULY	17	6	23	6	16	4

INVENTORY:

WANDS – 64 GATE PASSES – 150

Access Controls –

- Mickey Sudut, Community Manager and Beverly Florio, Administrative Assistant to the GIB was present to address the Directors and their Community Management Representatives on the subject of how to be more efficient in addressing the approved owners, tenants and guests. Anytime that a new owner or an approved tenant needs to be provided to Beverly Florio at Sandcastle in order to confirm that they are authorized to purchase a gate passes. Too many times a new owner or an approved tenant comes into Sandcastle to pick up their gate pass, Sandcastle was not alerted of this approval and the owner is held up and Beverly Florio has to research their approval as they wait in the office for confirmation. It is imperative that each of the local communities within the Imperial Community keep track of all owners and their tenants and guests and provide the updates to Sandcastles office through Beverly Florio to make the access control effort more efficient. Please contact Beverly Florio at BeverlyF@Sandcastlecm.com
- **The new process of scanning every pass that is presented at the gate will take effect immediately. The Board will discuss continuing this process upon the upcoming season.**

OLD BUSINESS –

- The water main project status – There will be a Town Hall Meeting held by the Collier County Representatives on August 25th at 5:00 p.m. till 7:00 p.m. at the Club House.
- RAMCO presented their proposal for the new camera system estimate #2048 in the amount of \$5,177.04.
 - **Motion made by Martha Meyers to approve estimate # 2048 submitted by RAMCO Protective Services in the amount of #5,177.04 and use the reserve funds provided. Charlie Yates seconded. Motion passed unanimously.**

NEW BUSINESS –

- **Authorizing vendors with a business id. –**
 - **Martha Meyers made the motion to accept vendor identification in lieu of a personal driver's license. Charlie Yates seconded the motion. Motion failed 5-4 against. This item will be discussed at a later board meeting.**

ADJOURNMENT- There being no other business to discuss, the meeting was properly adjourned at 3:30 p.m.