

GREATER IMPERIAL BOARD

Minutes from Board of Directors Meeting

October 25, 2018

approved

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GIB OFFICERS PRESENT: Greg Stephens, President; Jacquelyn Milot, Vice President; Martha Meyers, Treasurer; Joe Lawler, Secretary

GIB OFFICERS ABSENT: None

BOARD MEMBERS PRESENT:

Abbey on the Lake	Steve Voican
Bermuda Greens	Fred Dunn
Castlewood	Martha Meyers
Charleston Square	Russ Finkle
IG Estates	Nate Celauro
Golf Club	Robert Rustman
Imperial Gardens	
The Island	Dick Bailey
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	John Kostello
Wedgefield	Jacquelyn Milot
Westgate	Joe Lawler
Weybridge	Greg Stephens

Beautification Chair Kim Strusky - absent

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 3:00 p.m. by President, Greg Stephens.

PROOF OF NOTICE -The notice of the meeting was posted according to the Florida Statutes.

SECRETARY REPORT / DISPOSAL OF PREVIOUS MINUTES -

Motion made by Martha Meyers to approve the meeting minutes of 9-27-2018 and a second by Charles Yates. Motion approved unanimously.

OFFICER REPORTS –

President's Report – Greg Stephens – October 25, 2018

I would like to thank the Board for approving the budget for 2019, with an increase in dues by \$1.50. It will help with the front gate issues during season and we have talked to Ramco about an iPad for one guard to be outside and letting visitors and guest through the resident lane as well as the quest lane.

The damage area in front of Charleston Square was done by a Century Link supplier and to date they are denying they did the damage, even though we have pictures. If we have to fix it Top Cut will do it for around \$1100.00. We will try again to have the supplier either fix the area or pay for it. If not we will fix that area and replace the sign.

On October 24th Point South will be starting the roof at the gate house and will have the quest lane blocked for a period of time. I have authorized the guard to go outside and let guest or visitors through the resident lane. They will still be required to show the driver's license, but we will input the system during the time the lane is closed. The new roofing tiles are in and we would expect the installation to be done soon after.

Thanks again to all for seeing the vision to upgrade the gate house area and look forward to doing the landscaping next year. Also the Christmas lights should all up and on soon.

Greg will meet with Seddon Construction on October 26th along with Dan Casaldini, Mark Theim and Nate Ce-lauro of the Estates regarding the road resurfacing. Seddon Construction is a company that repaved the Estates and other communities in the past and therefore, Greg wants to meet with them and discuss the cost of doing the boulevard.

A proposal was provided by Trafford Pressure Cleaning for the board to consider having the rust areas removed around the front island. The cost would be \$480.00.

- Motion made by Charlie Yates to table this item. Greg Stephens seconded. Motion was approved unanimously.

Treasurer's Report – Martha Meyers – October 25, 2018

GREATER IMPERIAL BOARD, INC – Treasurer's Summary Report for September 30, 2018 – GIB Mtg. 10/25/18

Income and Expense Statement as of 9/30/18:

Total Operating Income: YTD Operating Income is \$254,312.67—over budget by \$6,487.14 because of gate access and interest income

Total Operating Expenses: YTD Operating Expenses are \$262,678.05—over budget by \$14,837.24. Net Income is \$8,350.10 under budget. While gate access control YTD is over budget, Smart Pass expense and other miscellaneous expenses are under budget.

We are still tracking about \$10,000 over our annual budget estimate.

Balance Sheet Items as of 9/30/18:

1. Operations Checking Account: Cash for Operations	\$3,173.72
2. Cash for Reserves Balance:	\$451,368.81
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$3,961.82</u>
4. Total Current Assets:	\$458,504.35
5. Owner's Equity	(\$5,115.69)
6. Current Liabilities	\$12,251.23
7. Reserves	<u>\$451,368.81</u>
8. Total Equity	\$458,504.35

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

- **Motion to accept the Treasurer’s Report was made by Jacquelyn Milot and seconded by Charlie Yates. Motion passed unanimously.**

COMMITTEE REPORTS –

Beautification Report – Kim Strusky – October 25, 2018

- Greg Stephens noted that the guard house remodel started this week.
- Kim Strusky is working with Top Cut on the annual flowers for the guard house and the front island.

Manager’s Report – 10-25-2018

ACCESS DIVICE SALES

MONTH	2015		2016		2017		2018	
	SMART PASS	TRANS- PONDERS	SMART PASS	TRANS- PONDER	SMART PASSS	TRANS- PONDER	SMART PASS	TRANS- PONDER
JANUARY	83	6			23	2	37	15
FEBRUARY	40	3			26	7	28	7
MARCH	38	8			29	9	40	12
APRIL	34	11			31	8	25	8
MAY	27	5	26	3	28	1	32	8
JUNE	34	4	34	0	24	2	26	9
JULY	17	6	23	6	16	4	35	2
AUGUST	26	4	29	2	22	3	27	9
SEPTEMBER	20	7	28	4	3	1	25	4

Inventory -

21 wands (including 20 just ordered)
290 stickers

Access Control –

- The computer and the printer was restored to working order.
- The guard house sliding door was repaired.
- The gate arm was damaged and replaced with the one that was held in storage.
- No significant complaints noted since last month.
- The management company is looking into a vendor who may offer services for the gate access and move to use RAMCO for the guards only. More information needs to be researched.

OLD BUSINESS –

- **FPL lights** – Nate Celauro of the Estates noted that he had an appointment with Eric Culling of FPL and Mickey Sudut yesterday, but Eric did not make the meeting and therefore there is no new information to provide at this time. The meeting will be rescheduled.

NEW BUSINESS –

- No new business to discuss

DISCUSSION ITEMS –

- There will not be a board meeting in the month of December 2018.

NEXT MEETING DATE -

- November 29, 2018 at 3:00 p.m.

ADJOURNMENT-

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