

# GREATER IMPERIAL BOARD

## Minutes from Board of Directors Meeting

*March 22, 2018*

**approved**

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**GIB OFFICERS PRESENT:** Tom Harruff, President; Judie Gibbs, Vice President; Greg Stephens, Secretary

**GIB OFFICERS ABSENT:** Martha Meyers, Treasurer

**BOARD MEMBERS PRESENT:**

Abbey on the Lake	Edwin Howe
Bermuda Greens	
Castlewood	Ed. Da Dura
Charleston Square	Trevor Calhoun – Russ Finkle
IG Estates	Nate Celeuro
Golf Club	Thomas Smith
Imperial Gardens	Dolores (Babe) Woodrow
The Island	Dick Bailey
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	
Wedgefield	Jacquelyn Milot
Westgate	Joe Lawler
Weybridge	Greg Stephens

**OTHERS PRESENT:** Mickey Sudut, CAM representing Sandcastle Community Management, Ann Harruff, Beautification Committee Chair, Corporal James Klewicki, Collier County Sherri's Office – Community Outreach Division.

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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 Judie Gibbs to approve the meeting minutes of 2-22-2017. A second was made by Charles Yates. Motion approved unanimously.

**OFFICERS REPORTS** –

**President's Report – Provided by Tom Harruff President**

- Tom Harruff thanked all of the Directors for their support and continued services to the Greater Imperial Board. He and Ann have served on the board for more than ten years and now it is time to say good bye and spend time doing other things that they want to pursue.

- Tom introduced Corporal James Klewicki of the Collier County Sheriff’s Office Community Outreach Division Crime Prevention.
- Corporal Klewicki discussed ways in which to prevent crime in the community.
- Some of the ways to reduce crime are install lighting at the guard house so criminals can see that there is someone watching them along with the bushes being trimmed back away from the windows and doors.
- Corporal Klewicki stated that there is a scam involving utility companies and college students calling stating that they are in trouble and need money sent.
- There is a county ordinance that doesn’t allow for contractors to solicit.
- The board discussed the audio and video status of the guard house. There will be a closer watch on this issue as the board will not tolerate abuse from owners, guests or tenants toward the guards at the gate.

**Treasurer’s Report – Martha Meyers**

**GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for February 29, 2018 – March GIB Mtg. 3/22/18**

**Income and Expense Statement as of 2/28/18:**

**Total Operating Income:** YTD Operating Income is \$56,331.07—over budget by \$1,258.73

due to gate access income.

**Total Operating Expenses:** YTD Operating Expenses are \$55,852.75—over budget by \$790.57.

Net Income is \$460.16 more than budget.

**Balance Sheet Items as of 2/28/18:**

1. Operations Checking Account: Cash for Operations	\$8,308.87
2. Cash for Reserves Balance:	\$441,879.52
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$6,464.95</u>
4. Total Current Assets:	\$456,653.34
5. Owner’s Equity	\$4,128.01
6. Current Liabilities	\$10,645.81
7. Replacement Reserve Prior	<u>\$441,879.52</u>
8. Total Equity	\$456,653.34

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

- **Motion was made by Greg Stephens to accept the Treasurer’s Report. Charles Yates seconded the motion. Motion passed unanimously**

**COMMITTEE REPORTS –**

**BEAUTIFICATION REPORT – ANN HARRUFF 3-22-2018**

1. Top Cut Contract-Monthly Maintenance.

2. Irrigation evaluation Replacement and repair – Walk through with Quality Enterprise, RWA Engineering, Collier County Project Manager, Steven Pope-Top Cut, and new GIB Beautification Chair-Kim Strusky.
3. Problems were discussed with all three representatives regarding the destruction of irrigation system, that irrigated the 41 Island and the Exit side of the area along the Indian Restaurant and up to 41, as well as the irrigation to the Window Boxes, which also includes the back island behind the Gatehouse and along the North side of the road bordering West Gate. We were assured that all repairs will be made, sod will be replaced, and efforts will be made to secure as large as can be obtained, - Cocoa Plum Plants, for replacement.
4. Dave-Irrigation –Top Cut, is working on a valve issue with the zones 21, 22, 23, -West Gate’s Irrigation Board, which controls our irrigation to the Entrance- Gatehouse Window Box, the Back Island-behind the Gate House, and the North side of GIB roadway along West Gate Property. This must be done before the Window Boxes can be replanted.
5. It has been my pleasure to serve as Beautification Chair these 10 plus years. I have met some wonderful people along the way, and wish Kim Strusky much success in her endeavors as the new GIB Beautification Chair.

**MANAGER’S REPORT - 3-22-2018**

**ACCESS DIVICE SALES**

MONTH	2015		2016		2017		2018	
	SMART PASS	TRANS-PONDERS	SMART PASS	TRANS-PONDER	SMART PASSSS	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		
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		
AUGUST	26	4	29	2	22	3		
SEPTEMBER	20	7	28	4	3	1		
OCTOBER	27	7	34	8	55	7		
NOVEMBER	49	3	41	6	45	10		
DECEMBER	18	13	34	5	54	12		
TOTAL	416	77						
PER MONTH	40.23	7						

**INVENTORY - SMART PASSES – 135      TRANSPONDERS - 28**

**Access Controls:**

There have been additional situations with the owners and their guests being rude and uncooperative to the post orders at the gate.

I have spoken to RAMCO supervisors on this issue and found that the guards at the gate are wanting to be relocated to other gates and the guards that work for RAMCO do not want to work at the Imperial gate due to the difficulty the guards have with owners and their guests being rude to them.

## OLD BUSINESS –

- **Water main project status-**
  - The project is 99% completed.
  - The five new fire hydrants will be tested.
  - There are green boxes along the boulevard which are release valves.
  - The dark green boxes along the boulevard are used for testing the water system.
  - The project is planned to be completely done by the middle of April 2018.
  - There will be a final walk thru soon on the project.
- **Comcast Contracts –**
  - Letters will be going out to inform owners regarding who to call for the cable hook up for services.

## NEW BUSINESS –

- **Charleston Square –**
  - There was conversation on how Charleston Square was to address the GIB as their community wants to have a street light installed on the boulevard by their entrance.
  - Plans will be submitted to the board for their review and approval.
- **Resurfacing of the boulevard –**
  - The plan is to have the boulevard resurfaced in 2019. Greg Stephens will work with the former board members Tom Harruff and Dan Castaldini on this project.
- **2018 Appointment of Officers –**
  - **Motion made by Charles Yates to appoint Greg Stephens as President, Jacquelyn Milot as Vice President, Martha Meyers as Treasurer, and Joe Lawler as Secretary. Second by Judie Gibbs. Motion passed unanimously.**
  - The **2018** Officers of the Greater Imperial Board are as follows:

<b>President -</b>	<b>Greg Stephens</b>
<b>Vice President -</b>	<b>Jacquelyn Milot</b>
<b>Treasurer -</b>	<b>Martha Meyers</b>
<b>Secretary -</b>	<b>Joe Lawler</b>

## DISCUSSION ITEMS –

- Charlie Yates talked about document revisions.
- Sidewalk on the boulevard was discussed.
- **A big “Thank You” to Tom Harruff, Dan Castaldini, Judie Gibbs and Ann Harruff for their commitment and service to making the Imperial Community a great place to call “home”. A farewell cake was served.**

Next Meeting Date - April 26, 2018 at 2:00 p.m.

ADJOURNMENT- There being no other business to discuss, the meeting was properly adjourned at 3:10 p.m.