

GREATER IMPERIAL BOARD

Board of Directors Meeting 2017

May 25, 2017

Approved

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GIB OFFICERS PRESENT: Judie Gibbs, Vice President; Martha Meyers, Treasurer

GIB OFFICERS ABSENT: Tom Harruff, President; Len Joyce, Secretary

BOARD MEMBERS PRESENT:

Abbey on the Lake	Edwin Howe
Bermuda Greens	Steven Smith
Castlewood	Martha Meyers
Charleston Square	Marge Williamson
IG Estates	Dan Castaldini
Golf Club	
Imperial Gardens	Judie Gibbs
The Island	Dick Bailey
Manors of Regal Lake	Alex Kassolis
Park Place	Charles Yates
Park Place West	Joe Gagnier
Wedgefield	
Westgate	Joe Lawler
Weybridge	Kris Russo

OTHERS PRESENT: Mickey Sudut, CAM and Beverly Florio, Administrative Assistant 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 Vice President, Judie Gibbs.

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 4-27-2016 with the correction that Judie Gibbs was present by proxy at the 4-27-2017 meeting. A second was made by Dan Castaldini. Motion approved unanimously.

OFFICERS REPORTS –

President’s Report – Provided by Judie Gibbs, Vice President

Judie stated that Tom Harruff, President was absent as he was up north with his family celebrating Anne and his 60th wedding anniversary. There were other members of Tom’s family that were celebrating wedding anniversaries as well over the weekend.

Treasurer’s Report – Martha Meyers

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for April 30, 2017 – March GIB Mtg. 5/24/17

Income and Expense Statement as of 4/30/17:

Total Operating Income: Operating Income is \$27,908.40, over budget by \$112.68 due to timing of tennis club and dentist fees. YTD Operating Income is under budget by \$444.49.

Total Operating Expenses: Operating Expenses are \$27,780.52, under budget by \$245.50. YTD expenses are under budget by \$1076.29. Landscape expenses and Smart Passes are still tracking to annual budget numbers.

Balance Sheet Items as of 4/30/17:

1. Operations Checking Account: Cash for Operations	\$6,684.38
2. Cash for Reserves Balance:	\$411,802.14
3. Other Assets, incl. Accts Rec and Prepays:	<u>\$5363.06</u>
4. Total Current Assets:	\$423,849.58
5. Owner's Equity	\$8,535.98
6. Current Liabilities	\$3,511.46
7. Replacement Reserve Prior	<u>\$411,802.14</u>
8. Total Equity	\$423,849.58

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

Martha stated that at the last meeting it was mentioned that the Dentist and the Tennis Academy were delinquent, however that was incorrect as they both have pre-paid the assessments.

Motion made by Joe Lawler to accept the Treasurer's Report. Motion seconded by Charles Yates. Motion approved unanimously.

COMMITTEE REPORTS –

Beautification – Anne Harruff

- Nothing new to report as Anne Harruff was not in attendance at the meeting.

Ma MANAGER'S REPORT – MAY 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	85620

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

Inventory – 200 stickers, 70 wands

Access Controls –

- Mickey Sudut, Community Manager stated that Beverly Florio, Administrative Assistant is responsible to manage the gate access system for the GIB at Sandcastle Community Management.
- In order to know what devices should be deactivated, Beverly needs to have a list of home owners and tenants from each of the communities so that she can update the gate access system which will also provide current information of each of the owners and tenants to assist the guards with current information at the gate.
- The research will be done to find out if the hard gate passes can be passed on to a new owner.

OLD BUSINESS –

- **The Water Main Project** – Dan Castaldini updated the Board on the status of the water main project. The county plans to have the Community Information Meetings sometime at the end of June and the project should start in July. Dan stated that the closer the project gets to a scheduling date decisions will be made as to where the informational meetings will take place.
- Steve Smith of Bermuda Greens mentioned his concerns regarding their community having new pavement poured and wants to be assured that there will not be any issues of the trucks having access to the community.
- Dan stated that under no circumstances will both lanes of the road be closed during the project.

NEW BUSINESS –

1. **Painting of the Guard House** - The Executive Board reviewed three proposals submitted to paint the interior and exterior of the Guard House and approved Northern Contracting to do the work.
Top Cut Lawn Care will remove and clean out the flower boxes prior to the painting and put in new plants when the painting is complete.

ADJOURNMENT-

- There being no other business to discuss, the meeting was properly adjourned at 2:45 p.m.