

GREATER IMPERIAL BOARD

Minutes from Board of Directors Meeting

January 25, 2018

approved

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

**GIB OFFICERS ABSENT:**

**BOARD MEMBERS PRESENT:**

Abbey on the Lake	Steve Viocan
Bermuda Greens	
Castlewood	Martha Meyers
Charleston Square	
IG Estates	Pat McCaise
Golf Club	Thomas Smith
Imperial Gardens	Judie Gibbs
The Island	Dick Bailey
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	John Kostello
Wedgefield	
Westgate	Joe Lawler
Weybridge	Greg Stephens

**OTHERS PRESENT:** Mickey Sudut, CAM representing Sandcastle Community Management, Benjamin Bullert and Mark Sunyak from Collier County Public Utilities.

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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 12-21-2017. A second was made by Martha Meyers Motion approved unanimously.

**OFFICERS REPORTS** –

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

- Tom Harruff moved to the topic under old business on the status of the water main project.

## Treasurer's Report – Martha Meyers

### **GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for December 31, 2017 – January GIB Mtg. 1/25/18**

#### **Income and Expense Statement as of 12/31/17:**

**Total Operating Income:** Operating Income YTD is \$331,458.24—under budget by \$4,914.76 due to less gate opener and gate access income.

**Total Operating Expenses:** Operating Expenses YTD are \$335,753.49, virtually even with budget \$619.51 under spent.

The reserves have paid for the hurricane related clean up, water main expenses and tree removal.

#### **Balance Sheet Items as of 12/31/17:**

1. Operations Checking Account: Cash for Operations	\$9,045.49
2. Cash for Reserves Balance:	\$435,051.70
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$1,278.05</u>
4. Total Current Assets:	\$445,375.24
5. Owner's Equity	\$3,649.69
6. Current Liabilities	\$6,673.85
7. Replacement Reserve Prior	<u>\$435,051.70</u>
8. Total Equity	\$445,375.24

**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. Judie Gibbs seconded the motion. Motion passed unanimously**

## **COMMITTEE REPORTS –**

### **GIB Beautification Report 1-25-2018– Ann Harruff**

1. Contract-Top Cut, Steven Pope- Monthly service, Irrigation check.
2. Top Cut repaired solenoid control problem –irrigation at north side of IGE road area-The Manors.
3. There were 12 breaks in GIB irrigation system due to water main project. No water to 41 Island for 3 weeks. There will be some sod loss, which will have to be replaced.
4. Gatehouse Planting damage-Several Landscape lighting fixtures broken, 3 Stem Palm removed and set to the side, don't know if the Palm will survive when replanted. There were 5 to 7 Arbutus shrubs removed where the Guards park, will have to be replaced.
5. The missing Cocoa Plum shrubs-North side of IGB Boulevard, that were removed by the water main project will have to be replaced with 15 Gal, Plants. There will also be a number of Cocoa's replaced on the South side of IGB Boulevard-along the Manors.-which is GIB responsibility. Much damage done to

GIB Landscaping from 41- North side down to Indian Restaurant. It will all have to be addressed by the contractor and the County.

6. Holiday Lighting-Unless there is a resolving of the problem with the 41 Island Electrical, do not think the money should be spent in the future, on lighting the Royals on the island. It was impossible to keep them all lit, due to the tripping of the GFI's and the irrigation system and any rain. It looked beautiful when all trees were lit.
7. Gatehouse window boxes will be replanted with Spring Flowers.

**MANAGER'S REPORT - 1-25-2018**

**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		
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		
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 - 200 Smart Passes 18 transponders**

**GATE ACCESS -** There seems to be less and less issues with the owners using the gate access system and Beverly has been doing a great job in her ability to help the owners understand the system.

The Directors have been doing a great job in asking the management company to send Beverly the approved sales and lease information.

There is still work to be done on educating the guards on the access rules and their interaction with the visitors and guests. RAMCO is working on these employee issues.

The water main installation doesn't seem to have caused any access issues that we know of.

**OLD BUSINESS –**

- **Speed Limit on the Boulevard –** The Board discussed the need to make a decision on setting the speed limit on the boulevard. Item tabled.

- The county representatives informed the Board as to status of the water main replacement project and stated that the project was ahead of schedule and pending no delays moving forward the project should be completed by the end of April 2018.

### **NEW BUSINESS –**

- The board discussed the cost of the **holiday lighting at the entrance** and due to the fact that they were constantly tripping the GFI they were not convinced that the cost was worth spending the money to have the royal palms lite.
- **Bocce Courts** – there was discussion on having a place in the community to install a bocce court. The board decided that the only place in the community that makes sense is to have the bocce court installed at the tennis club. The item was tabled until this item is re-searched further.
- The board discussed their individual **Comcast contracts**.
- **Nominating Committee** – Charlie Yates made the **motion** to appoint Dan Castaldini, Tom Harruff and Judie Gibbs as the Nominating Committee for the upcoming annual meeting. Martha Meyers seconded the motion. Motion passed unanimously. The names will be announced at the February meeting.

**Next Meeting Date -** March 22, 2018 at 2:00 p.m. (Annual Meeting)

**ADJOURNMENT-** There being no other business to discuss, the meeting was properly adjourned at 2:35p.m.