

GREATER IMPERIAL BOARD

Minutes from Board of Directors Meeting

December 12, 2019

DRAFT

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

GIB OFFICERS ABSENT: Jackie Milot, Vice Pres.

BOARD MEMBERS PRESENT:

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|----------------------|-----------------------------|
| Abbey on the Lake | Edwin Howe |
| Bermuda Greens | Fred Demma |
| Castlewood | Martha Meyers |
| Charleston Square | |
| IG Estates | Tom Harruff |
| Golf Club | Diane Hoge and Thomas Smith |
| Imperial Gardens | |
| The Island | |
| Manors of Regal Lake | |
| Park Place | Charles Yates |
| Park Place West | |
| Wedgefield | |
| Westgate | Joe Lawler |
| Weybridge | Greg Stephens |

OTHERS PRESENT: Beverly Florio, Asst. CAM representing Sandcastle Community Management

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 Charles Yates to approve the meeting minutes of 11-21-2019. A second was made by Diane Hoge. Motion approved unanimously.

OFFICERS REPORTS –

Treasurer’s Report – Martha Meyers

Treasurer’s Summary Report for November, 2019 – for 12/12/19 GIB Meeting

Income and Expense Statement as of 11/30/19:

Total Operating Income: Operating Income is \$342,181.31—over budget by \$8,823.45. The increase vs budget is due to unbudgeted interest income.

Total Operating Expenses: Operating Expenses are \$304,435.77—under budget by \$28,921.98 because Statewide did not bill us during October or November.

YTD Net Income is \$37,745.43 over budget.

We are currently tracking to budget for the rest of the year.

Balance Sheet Items as of 11/30/19/19:

| | |
|---|---------------------|
| 1. Operations Checking Account: Cash for Operations | \$ 42,627.00 |
| 2. Cash for Reserves Balance: | \$149,997.71 |
| 3. Other Assets, incl. Accts Rec and Pre-paids: | <u>\$ 3,122.09</u> |
| 4. Total Current Assets: | \$195,746.80 |
| 5. Owner's Equity | \$ 39,935.03 |
| 6. Current Liabilities | \$ 5,814.06 |
| 7. Reserves | <u>\$149,997.71</u> |
| 8. Total Equity | \$195,746.80 |

Balance Sheet Discussion We currently have enough cash on hand to cover our expenses.

We will have the 2020 reserve schedule available at tomorrow's meeting.

President's Report – Provided by Greg Stephens President

STATEWIDE: This is not going the way it was planned. We are having to rebuild the entire system of residents and all vehicle information, including sticker numbers and wand numbers.

PAVERS: They will be power washed and sealed in December. The entire process takes two days, so the lanes will be done a schedule that will keep two lanes open during the sealing of one lane. December 18th, December 23 and December 26th are the dates for the lanes to be done. This should be fine since a lot of residents are gone over the holidays.

LANDSCAPING: The front gatehouse area is done, but not without some additional cost to complete. We spent an extra \$8000.00 for repair and replace of sprinkling system and some extra plantings. This will all be charged to reserves since it was new. We also had some electrical problems as well.

I know that this whole front process is big undertaking for all of us and SandCastle. Beverly has done a great job and we will all get through this and hopefully be very happy with Statewide for many years. I do appreciate all your support for this inconvenience and want to wish all of a Happy Holiday Season.

Property Manager's Report – The temporary employee is working diligently on returning the many phone calls received, but at this time has not begun entering the device data into the Checkpoint System. Due to the number of illegible front gate devices that have needed to be replaced, we ran out of front gate stickers, but they have been ordered. The current automated line to call in visitors does not ask for the number of days. After reaching out to Cypress Access, they will have to hire a professional speaker to record the new message.

COMMITTEE REPORTS –

BEAUTIFICATION REPORT – Kim Strusky

Everything at the front gate is complete and it looks great.

OLD BUSINESS -

- Security Company Transition – Sandcastle will contact Cypress Access to add the request for number of days to the automated phone line.

Motion was made by Charlie Yates that once all device data is entered into the Checkpoint System the front gate should be turned off “good read” and put back to normal operations on April 1, 2020 and have the guards begin checking visitors to owner’s guest lists beginning May 1, 2020. Martha Meyers seconded the motion. Motion passed unanimously.

NEW BUSINESS –

Motion was made by Tom Harruff to return the speed limit back to 35 mph. Charlie Yates seconded the motion. Motion passed 5-3. (Fred Demma, Diane Hoge, Tom Harruff, Charles Yates, and Joe Lawler approved the motion. Greg Stephens, Martha Meyers and Edwin Howe opposed the motion).

The current signs need to be changed. Ed Howe will contact the Sheriff’s Department regarding the speed limit change.

Motion was made by Martha Meyers to allow golf club to obtain 20 front gate stickers for their members to replace any illegible stickers. Diane Hoge seconded the motion. Motion passed 8-1. Charlie Yates made a motion to table until January.

NEXT MEETING DATE - January 23, 2020

ADJOURNMENT - There being no other business to discuss, the meeting was properly adjourned at 4:00 p.m.