

GREATER IMPERIAL BOARD

Minutes from Board of Directors Meeting

September 26, 2019 DRAFT

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GIB OFFICERS PRESENT: Greg Stephens, President; Martha Meyers, Treasurer; Jackie Milot, Vice President (proxy)

GIB OFFICERS ABSENT: Joe Lawler, Secretary

BOARD MEMBERS PRESENT:

Abbey on the Lake	
Bermuda Greens	
Castlewood	Martha Meyers
Charleston Square	
IG Estates	Nate Celauro
Golf Club	Diane Hoge
Imperial Gardens	
The Island	
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	John Kostello
Wedgefield	Jackie Milot (proxy)
Westgate	
Weybridge	Greg Stephens

OTHERS PRESENT: Beverly Florio, Asst. CAM representing Sandcastle Community Management; Joe Targia, Statewide Security

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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 7-25-2019. A second was made by Charlie Yates. Motion approved unanimously.

OFFICERS REPORTS –

President’s Report – Provided by Greg Stephens President

- Derek will be meeting with Statewide on September 18 to confirm all systems are a go and that they will be on site on October 1st.
- The pavers are not completed as some pavers need to be put around the gate house and they had to order them. I have also asked that they leave some pavers in all sizes and color in case we need to replace one

or two if damaged. We also need to have the pavers power washed and sealed. We have two quotes, one from Accurate at \$4935.00 and from Tropic Seal at \$5871.00.

Motion made by Nate Celauro to approve the Accurate Pavers quote. A second was made by Martha Meyers. Motion approved unanimously.

- You should have a copy of next year's budget that was emailed and without any increase in the dues. We need to approve it at this meeting so it is effective by October 1st, for 2020.
- We need to make a decision about putting in the gate and the hours it will be open and closed. I would suggest we do it and have it open from 6:00 am till 6:00 pm and closed the other 12 hours. We did put in the turnaround strip in the ground.

Motion made by Charlie Yates to approve the exit gate being open from 6:00 am til 6:00 pm. A second was made by John Kostello. Motion approved unanimously.

- Jackie emailed the post orders out, but she will not be here till the October meeting, so I would like to discuss them at that meeting.
- The landscaping project will begin soon, around the gatehouse.
- We only have one portable wand left, and I am aware that not all of you think we should continue using them.

Treasurer's Report – Martha Meyers

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for August, 2019 – for 9/26/19 GIB Meeting

Income and Expense Statement as of 8/31/19:

Total Operating Income: Operating Income is \$250,245.74—over budget by \$7,803.66. The increase vs budget is due to unbudgeted interest income.

Total Operating Expenses: Operating Expenses are \$242,766.12—under budget by \$324.12.

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

Balance Sheet Items as of 8/31/19:

1. Operations Checking Account: Cash for Operations	\$ 8,592.33
2. Cash for Reserves Balance:	\$212,023.01
3. Other Assets, incl. Accts Rec and Pre-paids:	<u>\$3,958.08</u>
4. Total Current Assets:	\$224,573.42
5. Owner's Equity	\$9,689.11
6. Current Liabilities	\$2,881.30
7. Reserves	<u>\$212,023.01</u>
8. Total Equity	\$224,573.42

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

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

The 2020 draft budget is included for your review now for discussion in September, and a final vote in October.

- **Motion was made by Charlie Yates to approve the 2020 budget. Diane Hoge seconded the motion. Motion passed unanimously.**

COMMITTEE REPORTS –

BEAUTIFICATION REPORT – Kim Strusky 9-26-2019

1. Christmas décor will be installed over the next month with some minor modifications from last year that include wrapping all royal palms including necklaces and garland added to the gatehouse roofline along with the lights.
2. Steve is acquiring plant material and will be installing the new gatehouse landscaping in the next couple of weeks.
3. Accurate Pavers – we are holding the invoice until they finish the job. We will have someone else complete the job and subtract the cost from Accurate invoice if they don’t get it done before Steve is ready to install landscaping.
4. Geoff is asking for an updated proposal on the “gate” that will hide the hose, etc... so that we can have it built and installed when the landscape is finished.

OLD BUSINESS -

- Security Company Transition

NEW BUSINESS -

Next Meeting Date - October 24, 2019

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