

**Greater Imperial Board**  
A Not-For-Profit Corporation  
**BOARD OF DIRECTORS MEETING OF June 18, 2020**

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**Board Members Present:** Greg Stephens, President  
Fred Demma, Vice President  
Joe Lawler, Secretary

**Association Representatives Present:** Martha Meyers (Castlewood), Susan Miller (Imperial Gardens), Tom Harruff (IGE), Joe Nezi (Golf Club), Robert Mangiante (The Island), Charles Yates (Park Place), John Kostello (Park Place West), David Shieber (Wedgefield)

**Others Present:** Nina Marie Hutchinson, Community Association Manager representing Sandcastle Community Management, with Joseph Targia of Statewide Security in attendance.

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**PROOF OF NOTICE** The notice was posted in accordance with Florida Statute.

**ESTABLISH QUORUM AND CALL TO ORDER:** With twelve members present, a quorum was established. Mr. Stephens called the meeting to order at 3:00 p.m.

**SPECIAL GUEST:** Mr. Targia discussed the update of the gate entry system. We are still experiencing a large number of residents having difficulty entering the gate. We are anticipating locking down the system effective July 1, 2020. Sandcastle was at the gate two days during the week of June 5, 2020 assisting owners getting access. Mr. Targia suggested having a second guard on staff for a portion of the busiest times at the gate to assist in getting owner information for entering into the system. Mr. Stephens approved this action. Mr. Targia was asked to provide a copy of the gate post orders to a couple of the members; Mr. Targia will provide.

**APPROVAL OF PREVIOUS MINUTES:** Meeting minutes of the May 28, 2020 were tabled until the next board meeting.

**TREASURER'S REPORT:** Martha Meyers presented the financial report of the unaudited June 2020 financial records. (Report Attached)

**PRESIDENT'S REPORT:** Mr. Stephens presented the presidents report to the members. Mr. Stephens reported he received two prices from auditing firms. One for \$7500 - \$8000.00 for an audit; the second with pricing of \$2000.00 for a Compilation, \$7000.00 for a Review and \$15,000.00 for an Audit. Ms. Hutchinson will provide a few alternative firms for consideration. (Report Attached)

**PROPERTY MANAGER'S REPORT:** Ms. Hutchinson was not able to provide a management report at this time.

**OLD BUSINESS:**

- A. Gate / resident entry issues are still being identified. Ms. Hutchinson was asked to provide an updated database of residents who are not in the system as of this date. Ms. Hutchinson will contact Cypress Access for a report.

- B.** Guests are being allowed entry to the gate under several addresses, some of which are no longer valid vendors for homeowners. Owners will have to update their guest listing.
- C.** The members discussed the bike lane project. Pricing from Davidson Engineering estimates cost of \$135.00 per door over a three-year period. Mr. Nezi advised the Club would not support this effort. Other members advised checking with the association attorney and insurance agent for liability concerns before making any decisions to move forward.
- D.** There is a dead palm tree at the entry that needs to be removed.
- E.** Cornerstone at entry needs to be cleaned. Ms. Hutchinson will contact vendor to have completed.

Next Meeting is scheduled for July 23, 2020 at the Island/Weybridge Community Center at 3:00 p.m.

With nothing left to discuss, the meeting was adjourned at 4:28 p.m.