

Greater Imperial Board
A Not-For-Profit Corporation
BOARD OF DIRECTORS MEETING OF July 23, 2020

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

Association Representatives Present: Martha Meyers (Castlewood), Trevor Calhoun (Charleston Square), Susan Miller (Imperial Gardens), Tom Harruff (IGE), Joe Nezi (Golf Club), 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 Kim Strusky, Beautification Representative.

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

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

APPROVAL OF PREVIOUS MINUTES: Meeting minutes of the May 28, 2020 and June 18, 2020 reviewed for approval.

Motion: Charles Yates motioned to approve the May 28, 2020 meeting minutes as amended with John Kostello seconding the motion; approved unanimously.

Motion: Tom Harruff motioned to approve the June 18, 2020 meeting minutes as submitted with Charles Yates seconding the motion; approved unanimously.

TREASURER’S REPORT: Martha Meyers presented the financial report of the July financial records. (Report Attached) Ms. Meyers asked Sandcastle to check for CD rates for Reserve Funds. Sandcastle Accounting will respond to Ms. Meyers. Monthly financial reports have been requested by the 15th of each month. Some expenses have had to be paid out of reserve accounts as operating funds has experienced some cash flow difficulties. Financials should only be sent to Ms. Meyers and Mr. Stephens until such time as Ms. Meyers approves the financial report. Once approved, full financial will be sent to Mr. Harruff.

Motion: Charles Yates motioned to approve Treasurer’s Report as submitted with Susan Miller seconding the motion; approved unanimously.

PRESIDENT’S REPORT: Mr. Stephens presented the presidents report to the members. Mr. Stephens reported that Klopach Landscaping is taking over the Landscape Contract from Top Cut at the same monthly rate. Mr. Stephens expressed his frustration with Cypress Access and Sandcastle over the continual issues with registered residents and gate pass access. Mr. Stephens has been in contact with Josh Fruth of Davidson Engineering. Mr. Stephens asked if Mr. Fruth would be available for meeting, however he was not; however the quoted price for the bike path (\$135.00 per door over 36 months) is correct and if for some reason the county would require a path on both sides, there would be another \$250,000.00, maybe less. Mr. Stephens received two

other proposals for audits that were attached with the board package information. Proposal 1: Gerstle, Rosen and Goldenberg in the amount of \$4,000 and Proposal 2: Stroemer in the amount of \$5,000.00.

PROPERTY MANAGER'S REPORT: Ms. Hutchinson went over some of the issues presenting with the gate access system. Ms. Hutchinson also provided spreadsheets to all of the members of their individual communities requesting help identifying errors, deletions or additions that Sandcastle could make.

OLD BUSINESS:

- A. The bike path was discussed again at this meeting. Mr. Nezi asked that a golf course representative be a part of the engineering study being conducted by Davidson Engineering. Mr. Nezi also raised a concern regarding any liability issue the bike lane installation would have on Greater Imperial Board. It was also recommended that the GIB contact their attorney to review the plans to install a bike path to the existing road.

Motion: Mr. Calhoun motioned to get an engineering study report from Davidson Engineering not to exceed \$35,000.00. This expense would be paid out of Reserve Funds; Tom Harruff seconded the motion; ten members were in favor with 1 member being opposed (Joseph Lawler)

- B. The board discussed some of the repairs to the gate system by Cypress Access. All exit gate repairs should be under warranty. Ms. Hutchinson will contact Cypress Access about the maintenance contract and what it covers as well as review all invoices to Cypress Access regarding after hour billing and exit gate repair charges.

NEW BUSINESS:

- A. The members discussed the renewal policy for Cyber Insurance at a rate of \$1,102.00 for a year.

Motion: Mr. Lawlor motioned not to renew Cyber Insurance Policy with Mr. Yates seconding the motion; approved unanimously.

- C. The board discussed the two proposals for annual audits.

Motion: Mr. Yates motioned to place \$5,000.00 in the 2021 budget to audit the 2021 financial records with Mr. Harruff seconding the motion; approved unanimously.

- D. The board discussed the signage being placed at the front entry roadway.
- E. Holiday decoration contract is being negotiated with Foliage Design Systems. Kim Strusky is negotiating a new three-year contract.

Next Meeting is scheduled for August 20, 2020 at the Island/Weybridge Community Center at 3:00 p.m.

With nothing left to discuss, the meeting was adjourned at 4:19 p.m.