

GREATER IMPERIAL BOARD

Board of Directors Meeting

August 28, 2025- Board of Directors Meeting

approved Meeting Minutes

1. Call to Order

Trevor Calhoun called the meeting to order at 3:05 pm. The meeting was held in person at the Imperial Golf Club Clubhouse (Downstairs Board Room), 1808 Imperial Golf Course Blvd., Naples, FL 34110, and zoom.

2. Proof of Notice

Let it be known that the notice was posted in accordance with the Association's Bylaws.

3. Establishment of Quorum

It was determined that a quorum was present with 11 directors present. Erin Houston was present representing Compass Rose Management.

4. Approval of Minutes

July 2025 minutes, Susan Miller made a motion to approve, seconded by Edwin Howe, all were in favor, and minutes were approved.

5. Officer Reports

• **President's Report:**

- Davidson Engineering has submitted their report and is actively working, though no further updates have been received.
- The Collier County Sheriff – Trevor gave an update that the sheriff pulled over several vehicles for speeding as well as not stopping at the stop sign. With these results the efforts will continue through the year.
- The solar-powered speed sign initiative remains in progress.

• **Treasurer's Report:**

- Andrew Oliver went over the current financials for June. As we approach mid-year, there are several financial highlights to note. On the positive side, gate access revenue has already reached \$13,000, exceeding the annual budgeted amount of \$7,500. Additionally, administrative expenses are trending under budget, with projected savings of approximately \$5,000–\$6,000 due to a lower-than-expected management fee increase. On the expense side, utilities remain a challenge, particularly water costs, which are over budget water seems to fluctuate. The association also remains with Comcast for internet service, as alternative providers could not support the camera system; however, a renegotiated contract has helped mitigate the increase. Regarding irrigation, there is a significant

challenge with the main line installation near the big island, which may require costly boring under multiple driveways. Coordination with the county is ongoing to resolve the meter placement. Gale Schwartz motioned to approve the Treasurer's Report. Trevor Calhoun seconded the motion. The motion passed unanimously.

- **Secretary's Report:** Nothing to report

- **Manager's Report:**

Checkpoint Access Lists: CRM gave out and emailed the current lists of residents that are registered in checkpoint for each community. Board reps were asked to review it with their management team to make sure it is current to send an update to CRM so that they can clean up the checkpoint system.

- Streetlight outage update – This has been completed for the most part. The streetlight at the entrance is still missing it has been reported we are still monitoring it to make sure it gets installed.
- Discussion on legal avenues for future concerns – The board stated that there was nothing for legal discussion at this time.
- Past Due Account Review - The Board was informed that, as of now, all accounts are current.
- **Additional Updates:**
 - Westgate Updates - There was no representative for Westgate present.
 - Park Place Updates – There was nothing to report.
 - Tree Trimming – Nothing to report
 - Debris from Fence – Nothing to report at this time.

6. Committee Reports:

- Landscaping Update – The Fall annuals were discussed and approved and will be planted in the upcoming weeks.
- Storm Water Management – Doug Berlet not much to report at this time.

7. Old Business:

- Irrigation switches over to reclaimed water - Irrigation proposals have been requested to switch to reclaimed water to install the meters. This is ongoing.

8. New Business:

- Painting of the Guard House – The guard house has been painted; the front wing wall was not completed. Erin will reach out to Florida Painters to find out what was going on. Florida painter apologized for the oversight and would get GIB back on schedule to complete the front wall in the next few weeks.
- Street Signs - CRM Presented a proposal to complete all signs along Greater Imperial Blvd in the amount of \$8,434.13 Gale made a motion to accept the proposal seconded by Susan Miller. All were in favor and motion passed.

9. Next Meeting Date: September 24th, 2025 at 3:00PM



10. Adjournment of Meeting

With no other business to discuss, Susan Miller motioned to close the meeting, and Trevor seconded the motion. The motion was passed unanimously, and the meeting was adjourned at 4:15 pm.

Respectfully Submitted,

Erin Houston, LCAM
Compass Rose Management

Approved