
GREATER IMPERIAL BOARD

Board of Directors Meeting

June 26, 2025- Board of Directors Meeting

approved Meeting Minutes

1. Call to Order

Trevor Calhoun called the meeting to order at 3:01 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 12 directors present. Erin Houston was present representing Compass Rose Management.

4. Approval of Minutes

May 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 conducted six 4-hour shifts, resulting in approximately 72 traffic stops—12 of which resulted in citations, with others receiving warnings for violations such as passing a stopped school bus or failing to maintain safe distance from pedestrians and cyclists. Based on current trends, extending patrols to once weekly for a full year could result in over 1,000 stops at an estimated cost of \$14,500 annually, or about \$13 per household. A proposal was made to continue the patrols once a week from July through December at a cost not to exceed \$7,500, allowing for the collection of roughly eight months of data. This would provide a basis to evaluate effectiveness ahead of the next budgeting cycle, as traffic typically begins to increase around Thanksgiving and into the holiday season. Susan Miller made a motion to continue with the sheriff's office for 1x week patrol until December, the motion was seconded by Susan Fitzpatrick. With all in favor, the motion carried unanimously.
- The solar-powered speed sign initiative remains in progress, with no significant updates at this time. We are still evaluating vendors and awaiting further developments. In discussions with Heritage Bay, it was noted that while speed signs are effective at monitoring specific areas, they do not address violations such as passing stopped school buses or failing to yield to pedestrians—issues that have been observed in our community. We will continue exploring viable solutions to enhance traffic safety.



- **Treasurer's Report:**

- Andrew Oliver went over the current financials for May. As we approach mid-year, there are several financial highlights to note. On the positive side, gate access revenue has already reached \$10,000, 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 due to multiple leaks. 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:**

- Gate Updates – Post Cards - The bilingual postcards being circulated for review are intended for use at the gate to improve communication with visitors. The design aligns well with the new guardhouse colors and overall aesthetic. Cards are printed in both English and Spanish to ensure clarity—guards will provide the appropriate version based on the visitor's language. The goal is to clearly explain why entry is being denied and encourage the message to be relayed back to the owner responsible, as most issues stem from guests not being properly called in by residents.
- Streetlight outage update – Andrew recently checked the community lights and confirmed that all previously reported outages have been resolved, except for one light at the front entrance on 41, which was not on the original list. This light appears to be damaged and will require follow-up approximately every 40 days. Susan will check on the light and continue monitoring.
- 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, with the exception of two minor outstanding amounts. An overpayment has been identified and a refund check is in process. This improvement follows significant efforts to bring accounts up to date after previous mismanagement issues, which were traced back to prior management companies. It was noted that past discrepancies often stemmed from checks being sent to incorrect addresses, and once a community transitions to a new management company, the former provider typically ceases involvement. The Board will continue to monitor account statuses closely.

- **Additional Updates:**

- Westgate Updates - There was no representative for Westgate present.
- Park Place Updates – There was nothing to report.



- Tree Trimming - The Royal Palms were presented as a concern because they are now getting ready to shed. The Association does not remove the fronds of the palm that have not fallen from the tree. Once the fronds fall, they are picked up and disposed of. In Bermuda Greens there are some Oak Trees that are now meeting the end of their life, they will be removed as they begin decaying and may be replaced at a later date.
- Debris from Fence – Nothing to report at this time.

6. Committee Reports:

- Landscaping Update – Kim Strusky was unavailable to provide an update on the Landscaping.
- Storm Water Management – Doug Berlet was unavailable to provide an update on the Storm Water Management.

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; it is not completed but it has been painted to match the imperial golf course and will be finished with the signs over the next few weeks.
- Street Signs - Erin conducted a comprehensive survey of signage along Imperial Golf Course Boulevard, identifying numerous signs that are faded, damaged, mismatched, or mounted on deteriorating poles. Many show wear from weather, landscaping equipment, or age—some are cracked, leaning, or rusted at the base. Photos were taken to document the conditions, and a few quotes are being gathered from vendors. Initial feedback suggests wood signs may not hold up well in Florida's climate, with aluminum or composite materials offering greater durability. For consistency and cost-effectiveness, it was noted that the club recently updated several signs using 6x6 posts painted black, which may serve as a model for future replacements on GATE property. The project remains in its early planning phase.
- Vendor Access on Sundays - Gail and Erin recently reviewed and clarified gate access procedures, specifically updating the post orders for guards at the entrance. The focus was on improving communication and consistency regarding vendor access, especially on Sundays and holidays. A key issue addressed was the definition of “vendor,” which led to confusion since the original post orders were adopted in 2022. Moving forward, the community will align with Collier County ordinances, which prohibit exterior construction work—including roofing, painting, landscaping, and site prep—on Sundays and major holidays. A bilingual communication will be distributed via property managers, email blasts, and signage, and guards will be instructed to deny entry to such contractors during restricted times. The updated process includes issuing informational cards at the gate to better educate visitors and ensure accountability reaches back to the responsible resident. While the guards cannot physically remove unauthorized vehicles, this effort aims to improve compliance through education and collaboration at the community level. Gail made a motion to accept the change to the Post rules to include the language presented to everyone. Susan Fitzpatrick seconded the motion, with all in favor, the motion carried unanimously.



- Hot Wire Easement – The board of directors is still waiting on the revised scope of work, but from what can be seen they have already started the underground work, they are working and hooking it up.

9. Next Meeting Date: July 31th, 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