

Conquistador Homeowners Assoc
Capital Improvement Committee
3/11/22 Meeting Minutes

Attendees: Jerry DeSantis (chair), Joe Endress, Mona Gerrard, Phil Gorton, Kathleen Murphy, David Sherlock, Pam Vaughan. Absent: Matt Hollister

1. Project Priorities

We discussed the Dock Replacement, Front Entry plan, and Lighting and Site Electrical. With Contractor estimates for dock replacement being considerably higher than anticipated the discussion began with a review of what we are trying to accomplish with large, long-term projects:

- a. Improved market value of Conquistador properties
- b. Safety and Security of Conquistador residents and guests
- c. Quality recreational spaces.
- d. Enhanced community image to compliment neighborhood improvements

It was decided that the dock, shoreline and front entry are important parts of a larger set of St. Lucie Blvd assets that impact all of the above goals. All of these areas should be evaluated by the committee as we work towards recommendations on a specific set of expenditure priorities.

Since MH and PV are working with Doug Fitzwater, Inc. on a proposal for the entry circle, it was decided that we consider expanding the scope of the conceptual design to include surrounding areas:

- a. Entry gates and walkways
- b. Camino Real/Rinconada intersection
- c. Plaza Del Conquistador
- d. St Lucie Blvd visual areas and landscape
- e. Bath house/pool area

Action Items:

PV will contact Doug Fitzwater and invite him to our next meeting to help us evaluate the project limits and scope of work that he will include in his proposal to the board.

JE will contact MH to discuss the schedule for Clubhouse Ballroom improvements.

JD will discuss the meeting with MH and review clubhouse electrical panel status.

2. Discussion of a presentation to the board was tabled until we have a clear recommendation.
3. Next meeting. TBD as coordinated between Doug Fitzwater and PV.