

CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, January 16, 2024

MEMBERS PRESENT:

Matt Hollister, Bldg. 1
Doug Rose, Bldg. 2 – zoom
Marge Drury, Bldg. 3
Rick Cass, Bldg. 4
Charles Encarnation, Bldg. 5
Renee Drentkiewicz, Bldg.
Mike Andrusyszyn, Bldg. 7
Martha Gorton, Bldg. 8
Vince Stapleton, Bldg. 9
Jan Barnes, Bldg. 10
Rick Stenseth, Bldg. 11
Gary Hoyt, Bldg. 12
Absent, Homes 1
John Calabro, Homes 2
Kathleen Murphy, Homes 3

OTHERS:

Bonnie Guenther, Manager
Others in Attendance (see attached)
Zoom Attendance: Deborah Brosen,
Jim LaFrance, Donna Sikora, Cathy
Schappert, Doug Rose, Lynne
Harris, Anne & Ralph Allbee, Ed Hale,
John and Gail Mitchell

The Board of Directors' meeting with Zoom was called to order at 9:29 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Kathleen Murphy to approve the minutes of the Board of Directors' meeting of November 21, 2023. The motion was seconded by Rick Cass, and the vote was unanimously approved.

Treasurer's Report: Matt Hollister – See attached.

Committee Report:

1. Architectural Review Committee – Renee Drentkiewicz – See attached.
 - Fred Lewellyn, 3220 Gran Via Way – Driveway paver replacement
 - Doug and Donna Burton, 3140 Gran Via Way – Pool fence added.
 - Brendan and Lynn Galvin, Bldg. 2 Unit 307, Lanai window replacement
 - Don Kenly, 1815 El Pinar Lane, Flag and flagpole installation

All these applications were approved by the Architectural Review Committee and forwarded to the CHA Board. There were no questions on any of the applications. There was a motion by Rick Cass to approve all above applications and this motion was seconded by John Calabro. The vote was unanimously approved.

2. Social Committee – Debbie Hollister – See attached.

3. Holiday Lighting Committee – Debbie Hollister- See attached.

This was the 4th year of Holiday lighting. January 18 the lights around the clubhouse and the fence wreaths will be removed. January 31 all other lights will be removed. The 3-year contract for the lights has been completed. To receive the 10% discount, we must sign another 3-year contract or pay 100% per year. In 2023, we collected \$6,817.97 and we still have \$626.35 left. The money was held in case we didn't have enough money in 2023 to

pay back the 10% discount for the first 2 years. There was discussion at last week's Executive meeting for CHA to now pay for these lights, rather than yearly having to obtain donations from the residents. Debbie calculated that it would cost \$2.00 per month per unit/homeowner for CHA. There have been requests for additional lighting or colors, but it all costs additional money. The \$2.00/unit/month would get us what we have plus all additional resident requests. A lengthy discussion followed. John Calabro asked how many individual owners/ residents contributed to the \$6,817. Debbie stated that in the first 2 years of the holiday lighting > 50% of owners contributed. However, in the last 2 years the contributions have decreased to 40% and this past year was only 35%, and it was a struggle to obtain the needed funds. She also stated that new residents are contributing yearly. Initially more homes owners contributed, but in 2023, more condo owners contributed. Lengthy discussion followed from Board members. Rick Cass stated that he felt there were too many lights and Debbie said that most residents miss the lights when they are removed, and they wish they were up all year. Kathleen asked if the Social Committee contributes. Debbie stated that they usually contribute \$500 per year, but they contributed \$700 in 2023, due to extra money from one of the events that was donated for this cause. John asked about adding this to the Social Committee straw poll, which is later on the agenda. Debbie stressed that this is not part of the Social Committee. A separate poll would be required, and she is concerned that the majority of the people who contribute in February would not contribute due to the time a straw poll might take. Debbie has received a preliminary pricing from Randy's Holiday Lighting and a deposit is usually required by the end of May. Matt stated that there is a surplus of approximately \$47k, so we can use some of that now. Renee asked what happens if the cost rises. Debbie said the \$2/pp/month would cover even more lights than we had in 2023, and we don't have to do a 3-year contract for the 10% discount. We could go year to year, without any discount. Renee Drentkiewicz made a motion to accept the proposal and continue with the holiday lighting project. Rick Cass added an addendum to also continue with the 3-year lighting contract. The motion with the addendum was seconded by John Calabro. The vote was unanimous. Debbie will continue getting contributions from the residents at this time.

Manager's Report - Bonnie Guenther – See attached.

Jan asked if the termite form will be online, and Bonnie will add that today. Also, Jan asked if the form can be dropped off at the office, if one is unable to do this online. Bonnie is implementing being able to make all online forms fillable, along with many other projects. However, these can be brought to the office, if needed. She would like to reduce the amount of physical paper in the office and speed up the process by being able to forward online forms directly to the vendor.

Old Business:

1. Revision of CHA Documents – Rick Cass – See attached.
 - Rick stated that there was a meeting in November and the minutes are attached. He said that there is no major disparity between the Conquistador Covenants and Restrictions and the Florida Statutes. There is a small change in the issue with the sales section only. There is also spelling, script errors and misplaced words that need updated. The Committee is meeting again today.

2. FPL Lighting Project – Matt Hollister

- Matt has deferred walking the project with the volunteer group for now. He stated that he will be purchasing a demo light that is very close to what we will be receiving from FPL, and he would like to get that up as soon as possible prior to the walk around.

He will report back to the Board once that is all completed. Martha asked if the light would be installed. Matt stated that light won't look exactly like the one we are receiving, but the light levels, temperature and element will be exactly like what we are receiving and it will be installed.

New Business:

1. New Flag Statutes – Matt Hollister- See attached.

- This new section from the Florida Statutes needs to be implemented into our Rules and Regulations (Green Book). Rick stated that our rule at this time states the American Flag only, which has been standard for years. This statute will be changed soon because of the number of flags that can be flown and the kick back for this particular statute. He suggests that we wait and leave the rule as it is now. John stated that we should just follow the Florida Statute as it pertains to flags going forward. He made a motion that we take that flag section out as it is today and put in that we will follow the Florida Statute 720.304 for our flag policy. This was seconded by Rick Cass. The vote was approved with 13 votes. There was one No vote from Rick Cass Bldg. 4.

2. Condo Bldg. Paint Colors – Matt Hollister

- The Architectural Review Committee met on Friday, January 12, in the Ballroom. This was an open meeting and there were several attendees. Other ideas were discussed, and more research is being completed. He will come back to the Executive Committee and Board next meeting with that research. Rick is requesting colors be shared and Matt agreed. Kathleen asked if the ARC members are noted on the website. Matt stated that it is on the website and will be revised with the updates.

3. Electronic Balloting/Polling – Bonnie Guenther – See attached.

- Bonnie stated that this is a CHA expense for one \$700 charge per year. There is no cost to the Condominiums. She has watched a webinar with additional functions. She used the annual meeting as an example of a difficult process to do manually. This would also serve as a great resource. This could be used for one building or for every resident on the property. It could also be used for straw polls. Rick feels this separates people from the decisions, and it would not work. Discussion followed. John made a motion to proceed with Bonnie's proposal for the Electronic Balloting/Polling. The motion was seconded by Renee. The vote was approved with 13 votes. There was one No vote from Rick Cass Bldg. 4. This will be implemented as soon as Bonnie can verify emails are correct within a few weeks.

4. Social Committee Straw Poll – Debbie Hollister – See attached.

- The Social Committee is looking for advisement from the Community. For 2024 – 2026, the committee requires a President, Vice- President, 1st Vice – President, Secretary and Treasurer. There will be no Social Committee without these positions filled. Therefore, they are requesting a straw poll to the community to see if they want

these events, and, if so, will they assist and what kind of events are preferred, dinners only or happy hours etc. Is a band preferred or just music playing? The holiday gathering this year was canceled due to lack of participation. The cost was \$45 pp and that covered the \$43 cost of the meal. There were fewer than 50 people who were to attend. People moved here for the events, and these do cost money, and are a lot of work. Even if they are canceled, we use our time and money. A motion was made by Mike Andrusyszyn and seconded by Rick to allow the Social Committee to send out a straw poll to the community. The straw poll will be updated to include comments. Kathleen asked why there is no pancake breakfast this year and Debbie stated there was not a chairperson to run it. The vote was unanimously approved.

Discussion Item:

- Rick moved that we replace the microphone system for the next meeting. Matt stated that these are new microphones, but we need to have new batteries for every meeting and that will be done going forward.


Comments on Agenda items:

- Gail Mitchell – Bldg. 1 – Gail wanted to specify that \$2.00/pp/pm for the lighting project is \$8232 per year. There is a positive CHA variance this year of \$47, 236. There is also a 1.5% increase on the CD which will generate \$3,874.41. She would like the Board to be aware of these figures and how little the extra money is for the community. She encourages the Board to support this project and realize how much time and energy the volunteers have for this project.
- Dave Sherlock – Bldg. 8 – Dave thanked the Board for their work. He is curious what the direction on the Condo Color situation is. Matt stated that there has been a long-time desire to look at a different color palette for condominium buildings. Some condominiums need paint now, so before doing that, we thought a discussion should take place. The ARC is reviewing this with minimal financial responsibility to the buildings. For instance, the LR2 bathhouse colors have been updated. Dave also asked the protocol for when major votes take place by the Board. The FPL lighting was the example he was concerned with. Matt stated that typically any item that is on the agenda could require action from the Board and be voted on. Conquistador is noted as a 2-tier system with the Executive Committee as a recommending body vetting out items prior to going the Board. Matt stated that the lighting project started over 4 years ago. A committee had a demo light installed; however, the Board decided not to pursue the project because the estimate was \$275k and it would have been a \$750 special assessment. FPL now has a street lighting program and Matt obtained the information along with a lighting designer. There has been discussion regarding the number and intensity of the lights as well as some positive feedback on the esthetic of the lights. FPL has limited choices when choosing lower lumen output, lower mounting height, and lower light distribution lighting in general. FPL will not provide a demo and we have not made any commitment to a contract yet. There is a 12-month lead time for the poles, and we need to file easement documentation with the county prior to that too. This can always be reviewed again. John stated that anything on the agenda may or may not be voted on at any meeting.

- **Ada Scharf – Bldg. 10** – Ada asked about the sale change in the revision of the CHA documents is. Rick stated that it was going to be discussed at the meeting following this one and was not sure exactly. She also asked if the FPL project has a committee. Matt stated he did not. Ada stated that she noticed that 65% of the lights were noted in the house area and only 35% in the Condominium area. Since we have condos and houses in our community, she questions whether it is time to see if the HOA's fees for the houses are adequate, especially if we are spending more on that area. Especially with the condos getting hit with so much lately, we should be fair. Matt stated that is a slippery sloop. For instance, we are looking at the guttering throughout the community now. The houses guttering is pristine, while in front of the condominiums it is failing drastically. He feels that we can't start to differentiate utility or maintenance items when it comes to CHA. Ada just wanted to voice her opinion also. Rick made a point of clarification that the Covenants and Restriction define a unit as each house and each unit in the condominium. These specifically must be treated equally in terms of cost. This is not a matter of equity. It's a matter of rules.
- **Kathy Morath – Bldg. 4** – Kathy thanked the Board for their time and efforts. Kathy really likes the idea of straw polls and especially doing these electronically. She is hoping to use this for the Condo colors also. She also stressed that the state will soon require us to be fully funded.

A motion was made to adjourn the meeting by Rick Cass and seconded by Renee Drentkiewicz. The motion was unanimously approved, and the meeting was adjourned at 10:54 am.


Renee Drentkiewicz, Secretary


Matt Hollister, President

1/16/24 Board of Directors Meeting Sign In

Printed name	Signature
BILL CLOUD	Bill Cloud
MARYANN AMERUSYSZYN	Mary Ann Amerusyszyn
Monna Herold	Monna Herold
Jean McTigue	Jean McTigue
Kathleen Morath	Kathleen Morath
Debbie Hollister	Debbie Hollister
VIN STAPLETON	Vin Stapleton
John Mitchell	John Mitchell
Gail Mitchell	Gail Mitchell
Jim Kutz	Jim Kutz
Fred Jewell	Fred Jewell
Lori	Lori Jewell
Deborah Pavlic	Deborah Pavlic
David Sherlock	David Sherlock
Ada Scha	Ada Scha
PAT SPADANI	Pat Spadani
LINDA COOMBS	Linda Coombs

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

Tuesday, January 16, 2024

9:30 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT

COMMITTEE REPORTS: Architectural Review Committee – Renee Drentkiewicz
 Social Committee – Debbie Hollister
 Holiday Lighting Committee – Debbie Hollister

MANAGER'S REPORT

OLD BUSINESS:

Revision of CHA Documents – Matt Hollister/Rick Cass
FPL Lighting Project – Matt Hollister

New BUSINESS:

New Flag Statutes – Matt Hollister
Condo Bldg. Paint Colors – Matt Hollister
Electronic Balloting/Polling – Bonnie Guenther
Social Committee Straw Poll – Debbie Hollister
Discussion Item:

COMMENTS on agenda items:

POSTED: 1/11/24

**CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
DECEMBER 2023**

FINANCIAL ANALYSIS:

December revenues were in line with Budget. The following expenses were variances from plan. The much needed partial replacement of landscaping around the clubhouse was invoiced in December's financials. This amounted to \$11,746. The work is being performed during post holidays. In the General Common Areas-Supplies account, the maintenance crew replenished maintenance items at a cost of \$1,193.77. Additionally 6 meters and connection sets were purchased at a cost of \$673.63. Again, in the General Common Areas, the Landscaping Committee purchased several items for the entrance area and clubhouse amounting to \$784. In the Clubhouse account, irrigation supplies were incurred for repair and replacement of irrigation system around clubhouse, this amounted to \$1,109.

With these additional expenses, we ended the month at a negative variance of \$10,946.86.

The great news is that we ended the year with a positive variance of \$47,236.72. This is due to the great work by Bonnie and her team. They took on a lot of small projects and that attributed to this savings.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF January 1, 2024)

\$198,106.79	SouthState Bank Checking Account
\$367,705.52	SouthState Bank Money Market Account
<u>\$258,294.31</u>	Synovus Business CD
\$824,106.62	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
NOV/DEC 2022	1,335,000	1,494,578	(159,578)	(12.0)
NOV/DEC 2023	1,403,000	1,122,356	280,644	20.0

Social Committee January report

Wednesday, January 10 was the new comers coffee about 20 people attended .

Thursday, January 25 - Welcome Back American Band Stand Party

Tickets are \$10 your building and homes representative have them available for sale.

Thursday, February 29 - Leap Year Party

Saturday, March 16 through Saturday, March 23- Conquistador Olympics

More information will be announced soon.

Monday, March 16 - Lunch & Bingo

Sunday, March 31 - Easter Sunrise Service

Friday, April 5 - End of Year Party

2024 Holiday Lightning

We just completed our 3 year contract for the Holiday Lighting.

In order to receive the 10% saving we must sign a new 3 year contract or pay the full cost.

In 2023 we collected \$6,817.97 and still have \$626.35 in the account because we held monies in the account to cover prior years saving in case we did not collect enough money to allow for the 10% savings.

Manager's Report
Board of Directors Meeting
January 16, 2024

- The Clubhouse pool pump was replaced by Coast Life Pools.
- The stormwater drain failure has been partially repaired by Underground Construction. They will be back in the next two weeks to repair the failures on the east and west side of St Lucie Blvd..
- The drain pan and evaporator coil for the south side Cardroom AC were replaced by Breathe Healthier Air.
- Quarterly service was done to all eight Clubhouse AC's by Breathe Healthier Air.
- The east wall fence partitions and dog park fencing have been installed by All Around Fencing. The new gate on the north side of the dog park is much easier to use so you are encouraged to use those gates rather than the utility gate on the south side. Final payment is pending the completion of punch list items submitted to them on 1/15.
- Repairs were done to one of the Clubhouse pool heater/chillers by Aquacal.
- New wind mitigations were done on bldgs. 1,2,3,4,5,8,10,11, and 12 as their current wind mitigations had to be updated because of their new roofs.
- The electrical panel including the meter, the main FPL feed, and connected wiring on the south side of the entrance which supplies electric to the front of property was replaced by Kamin Electric. The level of decay of the electrical equipment was discovered when it had to be moved when the wood partition it was attached to was replaced. FPL is involved in the project as electrical inspections are required. The project was completed in less than a week.
- We renewed the CHA Synovus for a term of 13 months at 5%. It was at 3.5%.
- Liability inspections continue on property two months after insurance renewal. We are being encouraged by underwriters to require certificates of insurance from all vendors at the limits, **\$500,000 for workers compensation and \$1,000,000 general liability insurances, at least. This includes the condos.**
- ProGreen did their quarterly herbicide, insecticide, and fertilization service on property.
- The bushes in front of the stop sign between bldgs. 3 and 10 have been removed to increase visibility to the stop sign. We have replaced the empty area with fill and sod.
- The dock replacement is scheduled for the beginning of February. Two weeks' notice will be given before it begins. The project should take about a month to complete, and the dock will be fully shut down during that period.
- New plantings were done on the north side of the tennis court and behind the Clubhouse. Plantings to replace very aged, dying plants and bushes will continue in the next several weeks. The cost to hard trim the existing plants and hope for growth was comparable to replacement so replacement was chosen. The new plantings are water conservative and minimalistic to create a cleaner look around the Clubhouse. Fresh mulch and flowers have also been installed on property. The Landscaping Committee, especially Pam Vaughan has been integral in choosing plants and helping with landscape design. Thank you for all your help!
- I am busy in the office with end of year functions such as entering new budgets and maintenance rates. Sarah has been out for quite some time so I am doing both jobs. To

expedite my workload, I ask that you communicate with me as much as possible via e mail rather than in person or via phone. My response time is quickest via e mail.

- I am also asking that all pest and termite requests come via e mail to me at manager@conquistadorliving.com rather than via phone or in person. I am including a copy of the request for service with the minutes so residents have a copy. Please include your full name, your phone number, your unit number, type of pest, and area of infestation on the request form when submitting it to me.
- The payment coupon books have been ordered and should be in shortly. We had requested names of anyone who wanted one. Just to clarify, the coupon books are payment coupons to be used as reminders of when to pay or if you have paid. **The coupons serve no purpose to us in the office.**
- I have received the third draft of the condo reserve studies. I was not satisfied with the detail and content of the reports, so I requested changes which are being worked on. I expect to see another draft this week. I am very aware of what a proper reserve study should resemble as I worked intimately with the reserve analyst to complete the CHA reserve study, and I am not accepting any reports that do not meet the criteria of the contract signed and my standards.
- Happy New Year!

Truly Nolen Pest & Termite Control

Conquistador service request for Pest Control/ Termite Services

Date:

Name:

Contact Number:

Building Number:

Unit Number:

Type of Service: Pest Control ☐ Termite Service ☐

Description of issue:

Revision Committee Minutes, November 21, 2023

Present: Renee Drenkiewicz, Martha Gorton, Jan Barnes, John Calabro, Joe Endress and Rick Cass.

Survey of probable issues and discussion of procedure going forward. Agreed to examine the first five pages for next meeting.

Outline of project: | Basic Housekeeping spelling and scrivener's errors
Assessment of the Covenants relative to statutory changes.
asses internal conflicts.
question of an owners' handbook setting out rights and responsibilities in English.
Restatement of covenants to incorporate amendments, and filing in 8.5X11 for ease of use.
Initial review suggests very few changes necessary to covenants

Two members asked for the covenants in effect before 2013. Chair agreed to ask Bonnie for copies of the prior Covenants.

Sales provisions must be changed to reflect changes in law.

Should there be an index to the Covenants, and what effect would an index have.

Next meeting set for January 16, 2024 because of The Holidays

Respectfully submitted

- [Table of Section Changes \(2023\)](#) [PDF]
- [Preface to the Florida Statutes \(2023\)](#) [PDF]
- [Table Tracing Session Laws to Florida Statutes \(2023\)](#) [PDF]
- [Index to Special and Local Laws \(1971-2023\)](#) [PDF]
- [Index to Special and Local Laws \(1845-1970\)](#) [PDF]
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2023 Florida Statutes

Title XL

REAL AND PERSONAL PROPERTY

Chapter 720

HOMEOWNERS' ASSOCIATIONS

Entire Chapter

SECTION 304

Right of owners to peaceably assemble; display of flags; SLAPP suits prohibited.

720.304 Right of owners to peaceably assemble; display of flags; SLAPP suits prohibited.—

(1) All common areas and recreational facilities serving any homeowners' association shall be available to parcel owners in the homeowners' association served thereby and their invited guests for the use intended for such common areas and recreational facilities. The entity or entities responsible for the operation of the common areas and recreational facilities may adopt reasonable rules and regulations pertaining to the use of such common areas and recreational facilities. No entity or entities shall unreasonably restrict any parcel owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in common areas and recreational facilities.

(2)(a) If any covenant, restriction, bylaw, rule, or requirement of an association prohibits a homeowner from displaying flags permitted under this paragraph, the homeowner may still display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
4. A POW-MIA flag.
5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term "first responder flag" means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers as defined in s. [943.10\(1\)](#).
 - b. Firefighters as defined in s. [112.191\(1\)](#).
 - c. Paramedics or emergency medical technicians as those terms are defined in s. [112.1911\(1\)](#).
 - d. Correctional officers as defined in s. [943.10\(2\)](#).
 - e. 911 public safety telecommunicators as defined in s. [401.465\(1\)](#).
 - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. [464.003](#).
 - g. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. [252.35](#).
 - h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).

(b) Regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, a homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one other flag permitted under paragraph (a). Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in

the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

(c) This subsection applies to all community development districts and homeowners' associations, regardless of whether such homeowners' associations are authorized to impose assessments that may become a lien on the parcel.

(3) Any owner prevented from exercising rights guaranteed by subsection (1) or subsection (2) may bring an action in the appropriate court of the county in which the alleged infringement occurred, and, upon favorable adjudication, the court shall enjoin the enforcement of any provision contained in any homeowners' association document or rule that operates to deprive the owner of such rights.

(4) It is the intent of the Legislature to protect the right of parcel owners to exercise their rights to instruct their representatives and petition for redress of grievances before the various governmental entities of this state as protected by the First Amendment to the United States Constitution and s. 5, Art. I of the State Constitution. The Legislature recognizes that "Strategic Lawsuits Against Public Participation" or "SLAPP" suits, as they are typically called, have occurred when members are sued by individuals, business entities, or governmental entities arising out of a parcel owner's appearance and presentation before a governmental entity on matters related to the homeowners' association. However, it is the public policy of this state that government entities, business organizations, and individuals not engage in SLAPP suits because such actions are inconsistent with the right of parcel owners to participate in the state's institutions of government. Therefore, the Legislature finds and declares that prohibiting such lawsuits by governmental entities, business entities, and individuals against parcel owners who address matters concerning their homeowners' association will preserve this fundamental state policy, preserve the constitutional rights of parcel owners, and assure the continuation of representative government in this state. It is the intent of the Legislature that such lawsuits be expeditiously disposed of by the courts.

(a) As used in this subsection, the term "governmental entity" means the state, including the executive, legislative, and judicial branches of government, the independent establishments of the state, counties, municipalities, districts, authorities, boards, or commissions, or any agencies of these branches which are subject to chapter 286.

(b) A governmental entity, business organization, or individual in this state may not file or cause to be filed through its employees or agents any lawsuit, cause of action, claim, cross-claim, or counterclaim against a parcel owner without merit and solely because such parcel owner has exercised the right to instruct his or her representatives or the right to petition for redress of grievances before the various governmental entities of this state, as protected by the First Amendment to the United States Constitution and s. 5, Art. I of the State Constitution.

(c) A parcel owner sued by a governmental entity, business organization, or individual in violation of this section has a right to an expeditious resolution of a claim that the suit is in violation of this section. A parcel owner may petition the court for an order dismissing the action or granting final judgment in favor of that parcel owner. The petitioner may file a motion for summary judgment, together with supplemental affidavits, seeking a determination that the governmental entity's, business organization's, or individual's lawsuit has been brought in violation of this section. The governmental entity, business organization, or individual shall thereafter file its response and any supplemental affidavits. As soon as practicable, the court shall set a hearing on the petitioner's motion, which shall be held at the earliest possible time after the filing of the governmental entity's, business organization's or individual's response. The court may award the parcel owner sued by the governmental entity, business organization, or individual actual damages arising from the governmental entity's, individual's, or business organization's violation of this section. A court may treble the damages awarded to a prevailing parcel owner and shall state the basis for the treble damages award in its judgment. The court shall award the prevailing party reasonable attorney's fees and costs incurred in connection with a claim that an action was filed in violation of this section.

(d) Homeowners' associations may not expend association funds in prosecuting a SLAPP suit against a parcel owner.

(5)(a) Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.

2. Plans for the ramp must be submitted in advance to the homeowners' association. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

(b) The parcel owner must submit to the association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. Certification used for s. 320.0848 shall be sufficient to meet the affidavit requirement.

(6) Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

History.—s. 36, ch. 92-49; s. 51, ch. 2000-258; s. 1, ch. 2002-50; s. 19, ch. 2004-345; s. 16, ch. 2004-353; s. 1, ch. 2008-45; s. 23, ch. 2010-174; s. 19, ch. 2022-183; s. 121, ch. 2023-8; s. 2, ch. 2023-64.

Note.—Former s. 617.304.

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- [Reports](#)
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I recommend that we utilize Becker Ballot, an online electronic voting system. It can be utilized for voting and for surveys. Owners would be sent a link to register themselves as voters. Only one e mail would be registered per unit or lot. Anyone who does not wish to vote electronically would be able to opt out of electronic voting and would receive ballots via mail or in person.

The service could be used not only for the master association voting and surveys but also for condo association voting and surveys.

There would be one main administrator for the voting who would not be able to manually adjust any tallies but would only serve as the administrator.

The labor cost savings for the office and the ease of voting for the residents would be the main benefits. As I am aiming to streamline functions in the office and on property, this would certainly help with that goal. The cost for Becker members is \$700 per year for unlimited voting and surveys with an initial \$250 set up charge. I watched a webinar today regarding its functions, and it seems like it could serve us well.

<https://beckerballot.com/>

The Executive Social Committee Straw Poll

This straw poll is being done because we have several vacancies in the Executive Social Committee that must be filled if our Social events are to continue for the year 2024-2025.

Are you willing to step up and be a part of our social committee?

In order for Conquistador to flourish and be a community that everyone will continue to enjoy, we will need more participation from our residents. If there is no further community participation, the Social Committee will cease to exist.

Please answer the questions below and return this form to your president by January 5th 2024.

1. Do you feel one social event per month is adequate? Yes or No
2. Do you prefer Happy Hour or Full Dinners with the understanding that Full Dinners will be much more expensive than the Happy Hour? Circle one: Yes or NO

3. Should we continue with buildings hosting events?
Circle one: YES or NO

4. If your building was hosting an event, would you:

A. Assist in the hosting

B. Only participate in the event?

C. Not interested/ other

5. Would you be interested in representing your building as the social event representative? Circle one: YES or NO

6. We have several vacancies on the Executive Social Committee would you be available to serve on this committee? Circle one: Yes or No

Thank you for participating in this important straw poll.

Sincerely,

The Executive Social Committee

Received
1/4/2024
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Fred Lewellyn

Project Property Address: 3220 SE Gran Via Way

Phone: 231 745 8369 Email: lorilewellyn1@gmail.com

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* **Paint Specifics** - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|---|---|
| <input type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input checked="" type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Removal of existing product on driveway & install pavers over cement.

Anticipated Commencement Date: +2 weeks
after approval

Anticipated Completion Date: ± 3 days

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Fred Smith

Date: 1/3/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 1/16/24

By: Renee Drentknecht

Recommended by ARC with Conditions

Date: _____

By: _____

Not Recommended by ARC

Date: _____

By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB)

Approved by ACB

Date: 1/16/24

By: Renee Drentknecht

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s) _____

FEIN# 88-1277462



OVERLAY
PROS

4917 US Highway 1
Vero Beach, FL 32967
O: (772) 217-2465

PROPOSAL

✓ Driveways ✓ Pool Decks
✓ Clean & Seals ✓ Repairs

01/03/2023

Fred Lewellyn
3220 SE Gran Via Way
Stuart, Florida
231-745-8369
Lorilewellyn1@gmail.com

The following proposal is for the complete installation of pavers to be installed directly over the existing concrete slab for the driveway, walkway to entry and fence.

Complete overlay may require pressure clean of all concrete to be covered with pavers. Surface hydro-scrub as needed to ensure proposer concrete exposure. DRIBOND will be used for the base under the pavers.

*Material: Amaretto Pavers

All labor, materials and lean up are included.

-Dribond	Approx.	723 SF @	= Included
-Driveway Overlay Pavers	Approx.	723SF @\$ 8.25	=\$5,964.75
-Cut & Grind at roadway	Approx.	22SF @ \$ 18.50	=\$ 407.00
-Delivery(-\$350.00)	Approx.	1 @\$485.00	= \$ 135.00

Total Cost: \$ 6,506.75

Deposit: \$ 1,952.75

Balance: \$ 4,554.00

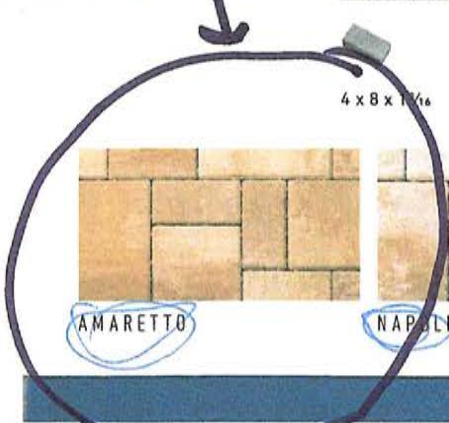

Homeowner Acceptance

1-4-24
Date

Visit our showroom or request a LIVE online virtual consultation!



Color - Pavers



3-PIECE TILE | 30MM



4 x 8 x 1 1/8



8 x 8 x 1 1/8



8 x 12 x 1 1/8

3-PIECE | 60MM



4 x 8 x 2 1/8



8 x 8 x 2 1/8



8 x 12 x 2 1/8

3-PIECE | 80MM



4 x 8 x 3 1/8



8 x 8 x 3 1/8



8 x 12 x 3 1/8



AMARETTO



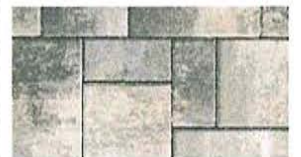
NAPOLI



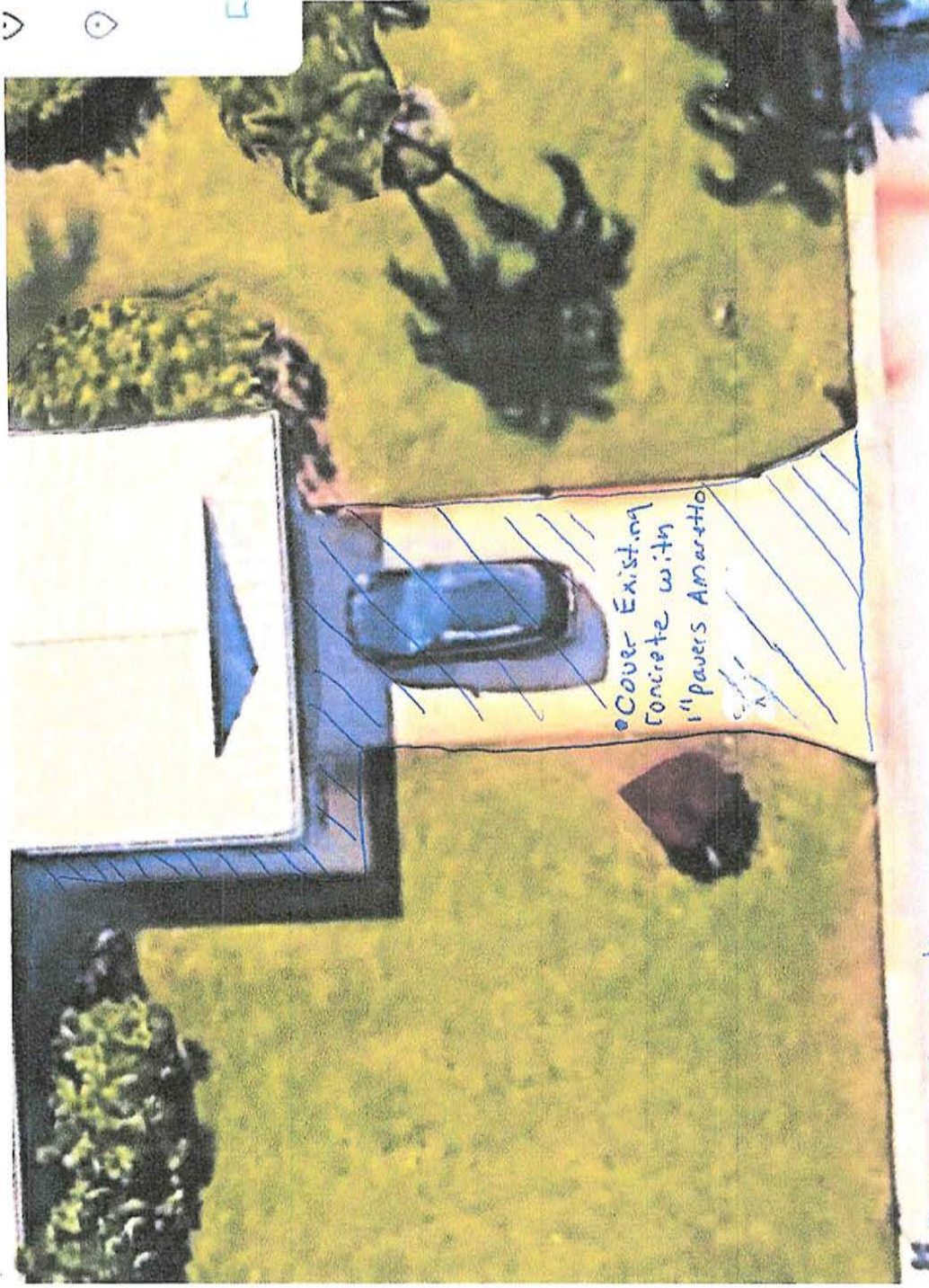
RIO



SLATE



TITANIUM



Scope of work

- Pressure Clean Existing Concrete Driveway
- Install 1" amareto 2-piece pavers over existing concrete walkway and Driveway.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sihle Insurance Group Inc. 1021 Douglas Ave. Altamonte Springs FL 32714	CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 407-869-5490 E-MAIL ADDRESS: Certificates@sihle.com FAX (A/C, No): 407-389-3580
INSURED Overlay Pros LLC REB Enterprises, LLC 4917 US Highway 1 Vero Beach FL 32967	INSURER(S) AFFORDING COVERAGE INSURER A: SCOTTSDALE INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
OVERPRO-03	NAIC # 41297

COVERAGES**CERTIFICATE NUMBER:** 452319003**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CPS7598349	6/13/2023	6/13/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Fred & Lori Lewellyn
3220 SE Fran Via Way
1800 SE St Lucie Blvd.
Stuart FL 34996

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
Sihle Insurance Group Inc.
1021 Douglas Ave.
Altamonte Springs FL 32714

CONTACT NAME: Certificate Department
PHONE (A/C, No, Ext): 407-869-5490 **FAX (A/C, No):** 407-389-3580
E-MAIL ADDRESS: Certificates@sihle.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: SCOTTSDALE INS CO

41297

INSURED
Overlay Pros LLC
REB Enterprises, LLC
4917 US Highway 1
Vero Beach FL 32967

OVERPRO-03

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1939590081**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CPS7598349	6/13/2023	6/13/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Conquistador Homeowners Association Inc
Bonnie Guenter LCAM
1800 SE St Lucie Blvd.
Stuart FL 34996

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

OVERLAY PROS LLC

Filing Information

Document Number	L22000120684
FEI/EIN Number	88-1277462
Date Filed	03/09/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/17/2022
Event Effective Date	NONE

Principal Address

4917 US HIGHWAY 1
VERO BEACH, FL 32967

Mailing Address

4917 US HIGHWAY 1
VERO BEACH, FL 32967

Registered Agent Name & Address

BERRY, TIMOTHY
4917 US HIGHWAY 1
VERO BEACH, FL 32967

Authorized Person(s) Detail

Name & Address

Title MMBR

BERRY, TIMOTHY
4917 US HIGHWAY 1
VERO BEACH, FL 32967

Title MGR

BERRY, RICHARD E
4917 US HIGHWAY 1
VERO BEACH, FL 32967

2023 - 2024 LOCAL BUSINESS TAX

INDIAN RIVER COUNTY, FLORIDA

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

TYPE OF BUSINESS 336 SAND BRICK PAVING
BUSINESS ADDRESS 4917 US HWY 1
VERO BEACH, FL 32967

ACCOUNT # 24672
RECEIPT # 6136
EXPIRES SEPTEMBER 30, 2024

AMOUNT 40.00
PENALTY 0.00
TRANSFER 0.00
TOTAL 40.00

NAME OVERLAY PROS LLC
MAILING BERRY, TIMOTHY
ADDRESS 4917 US HWY 1
VERO BEACH, FL 32967

This receipt is in addition to and not in lieu of any other license required by law or municipal ordinance and is subject to regulations of zoning, health and any other lawful authority. Owner must notify the Tax Collector's Office of any changes in business name, ownership, location address or mailing address.

CAROLE JEAN JORDAN, CFC
TAX COLLECTOR
INDIAN RIVER COUNTY, FLORIDA

Paid 07/10/2023 40.00

000-00070749

MARTIN COUNTY BUSINESS TAX RECEIPT

2023 / 2024



EXPIRES: September 30, 2024

Account #: 20230691

Honorable Ruth Pietruszewski
Martin County Tax Collector

Location: 4917 US HIGHWAY 1
Business Phone: 7722172465
NAICS Code: 234110
State License:
Business Description:

MISC. CONTRACTORS (INSTALL BRICK PAVERS)

Business Name REB ENTERPRISES LLC
Business DBA
Owner Name REB ENTERPRISES LLC
REB ENTERPRISES LLC
4917 US HIGHWAY 1
VERO BEACH, FL 32967

This receipt is a local business tax only. This receipt is in addition to and not in lieu of any other license required by law or local ordinance and is subject to regulations of zoning, health, contractor licensing, and other lawful authority.

Paid Date 07/24/2023
Receipt Number
INT-22-00238776

Tax Amount	Transfer Fee	Penalty	Late Penalty	Collection Cost	Total Paid
26.25	0.00	0.00	0.00	0.00	26.25

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Overly Pros	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 4917 US Highway 1	Requester's name and address (optional)
6 City, state, and ZIP code Verona Bch 32967	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
or									
Employer identification number									
8	8	-	1	2	7	7	4	6	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► RUEB	Date ► 1/4/24
-----------	--	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Received 1/12/24
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE

Name of Homeowner / Applicant: DON KENLY

Project Property Address: 1815 SE FL PINA LANE

Phone: 914 388 3545

Email: DONKENLYSRC@MSN.COM

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input checked="" type="checkbox"/> Lamp Post / Fixture <u>FLAG POLE</u> | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* **Paint Specifics** - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____
Trim Color: _____ Manufacturer: _____
Garage Door Color: _____ Manufacturer: _____
Front Door Color: _____ Manufacturer: _____
Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Anticipated Commencement Date: ASAP Anticipated Completion Date: ASAP

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Donald Kelly Date: 1/12/2024

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC Date: 1/16/24 By: Renee Drenthemy
Recommended by ARC with Conditions Date: _____ By: _____
Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB):

Approved by ACB Date: 1/16/24 By: Renee Drenthemy
Approved by ACB with Conditions Date: _____ By: _____
Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____

- [Table of Section Changes \(2023\)](#) [PDF]
- [Preface to the Florida Statutes \(2023\)](#) [PDF]
- [Table Tracing Session Laws to Florida Statutes \(2023\)](#) [PDF]
- [Index to Special and Local Laws \(1971-2023\)](#) [PDF]
- [Index to Special and Local Laws \(1845-1970\)](#) [PDF]
- [Statute Search Tips](#)

2023 Florida Statutes

Title XL

REAL AND PERSONAL PROPERTY

Chapter 720

HOMEOWNERS' ASSOCIATIONS

Entire Chapter

SECTION 304

Right of owners to peaceably assemble; display of flags; SLAPP suits prohibited.

720.304 Right of owners to peaceably assemble; display of flags; SLAPP suits prohibited.—

(1) All common areas and recreational facilities serving any homeowners' association shall be available to parcel owners in the homeowners' association served thereby and their invited guests for the use intended for such common areas and recreational facilities. The entity or entities responsible for the operation of the common areas and recreational facilities may adopt reasonable rules and regulations pertaining to the use of such common areas and recreational facilities. No entity or entities shall unreasonably restrict any parcel owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in common areas and recreational facilities.

(2)(a) If any covenant, restriction, bylaw, rule, or requirement of an association prohibits a homeowner from displaying flags permitted under this paragraph, the homeowner may still display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
4. A POW-MIA flag.
5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term "first responder flag" means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers as defined in s. [943.10\(1\)](#).
 - b. Firefighters as defined in s. [112.191\(1\)](#).
 - c. Paramedics or emergency medical technicians as those terms are defined in s. [112.1911\(1\)](#).
 - d. Correctional officers as defined in s. [943.10\(2\)](#).
 - e. 911 public safety telecommunicators as defined in s. [401.465\(1\)](#).
 - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. [464.003](#).
 - g. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. [252.35](#).
 - h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).

(b) Regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, a homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one other flag permitted under paragraph (a). Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in

the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

(c) This subsection applies to all community development districts and homeowners' associations, regardless of whether such homeowners' associations are authorized to impose assessments that may become a lien on the parcel.

(3) Any owner prevented from exercising rights guaranteed by subsection (1) or subsection (2) may bring an action in the appropriate court of the county in which the alleged infringement occurred, and, upon favorable adjudication, the court shall enjoin the enforcement of any provision contained in any homeowners' association document or rule that operates to deprive the owner of such rights.

(4) It is the intent of the Legislature to protect the right of parcel owners to exercise their rights to instruct their representatives and petition for redress of grievances before the various governmental entities of this state as protected by the First Amendment to the United States Constitution and s. 5, Art. I of the State Constitution. The Legislature recognizes that "Strategic Lawsuits Against Public Participation" or "SLAPP" suits, as they are typically called, have occurred when members are sued by individuals, business entities, or governmental entities arising out of a parcel owner's appearance and presentation before a governmental entity on matters related to the homeowners' association. However, it is the public policy of this state that government entities, business organizations, and individuals not engage in SLAPP suits because such actions are inconsistent with the right of parcel owners to participate in the state's institutions of government. Therefore, the Legislature finds and declares that prohibiting such lawsuits by governmental entities, business entities, and individuals against parcel owners who address matters concerning their homeowners' association will preserve this fundamental state policy, preserve the constitutional rights of parcel owners, and assure the continuation of representative government in this state. It is the intent of the Legislature that such lawsuits be expeditiously disposed of by the courts.

(a) As used in this subsection, the term "governmental entity" means the state, including the executive, legislative, and judicial branches of government, the independent establishments of the state, counties, municipalities, districts, authorities, boards, or commissions, or any agencies of these branches which are subject to chapter 286.

(b) A governmental entity, business organization, or individual in this state may not file or cause to be filed through its employees or agents any lawsuit, cause of action, claim, cross-claim, or counterclaim against a parcel owner without merit and solely because such parcel owner has exercised the right to instruct his or her representatives or the right to petition for redress of grievances before the various governmental entities of this state, as protected by the First Amendment to the United States Constitution and s. 5, Art. I of the State Constitution.

(c) A parcel owner sued by a governmental entity, business organization, or individual in violation of this section has a right to an expeditious resolution of a claim that the suit is in violation of this section. A parcel owner may petition the court for an order dismissing the action or granting final judgment in favor of that parcel owner. The petitioner may file a motion for summary judgment, together with supplemental affidavits, seeking a determination that the governmental entity's, business organization's, or individual's lawsuit has been brought in violation of this section. The governmental entity, business organization, or individual shall thereafter file its response and any supplemental affidavits. As soon as practicable, the court shall set a hearing on the petitioner's motion, which shall be held at the earliest possible time after the filing of the governmental entity's, business organization's or individual's response. The court may award the parcel owner sued by the governmental entity, business organization, or individual actual damages arising from the governmental entity's, individual's, or business organization's violation of this section. A court may treble the damages awarded to a prevailing parcel owner and shall state the basis for the treble damages award in its judgment. The court shall award the prevailing party reasonable attorney's fees and costs incurred in connection with a claim that an action was filed in violation of this section.

(d) Homeowners' associations may not expend association funds in prosecuting a SLAPP suit against a parcel owner.

(5)(a) Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.

2. Plans for the ramp must be submitted in advance to the homeowners' association. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

(b) The parcel owner must submit to the association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. Certification used for s. 320.0848 shall be sufficient to meet the affidavit requirement.

(6) Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

History.—s. 36, ch. 92-49; s. 51, ch. 2000-258; s. 1, ch. 2002-50; s. 19, ch. 2004-345; s. 16, ch. 2004-353; s. 1, ch. 2008-45; s. 23, ch. 2010-174; s. 19, ch. 2022-183; s. 121, ch. 2023-8; s. 2, ch. 2023-64.

Note.—Former s. 617.304.

Home

Senators

- [Senator List](#)
- [Find Your Legislators](#)
- [District Maps](#)
- [Vote Disclosures](#)

Committees

- [Committee List](#)
- [Committee Publications](#)

Search

- [Bill Search Tips](#)
- [Statute Search Tips](#)
- [Site Search Tips](#)

Session

- [Bills](#)
- [Calendars](#)
- [Journals](#)
- [Appropriations](#)
- [Conferences](#)
- [Reports](#)
- [Executive Appointments](#)
- [Executive Suspensions](#)
- [Redistricting](#)

Laws

- [Statutes](#)
- [Constitution](#)
- [Laws of Florida](#)
- [Order - Legistore](#)

Media

- [Press Releases](#)
- [Publications](#)
- [Videos](#)



⊗ POSSIBLE LOCATION OF FLAG POLE

1) 20' TELESCOPIC FLAG POLE

1) 3'X5' AMERICAN FLAG

1) SOLAR LIGHT TO LUMINATE FLAG

RECEIVED

DEC 20 2023

BY: BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Brendan and Lynn Galvin

Project Property Address: Building 2, Unit 307

Phone: 203 550 0591

Email: brendangalvin@sbcglobal.net

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input checked="" type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Anticipated Commencement Date: Feb 5, 2024 Anticipated Completion Date: Feb 8, 2024

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Brendan Galin

Date: 11/16/23

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 1/16/24

By: Renee Drentthaus

Recommended by ARC with Conditions Date: _____

By: _____

Not Recommended by ARC

Date: _____

By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB):

Approved by ACB

Date: 1/16/24

By: Renee Drentthaus

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s) _____

* Based on attached information

SKS

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Monterey 6 Associates Specialists LLC

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☒ Corporation ☐ Partnership

☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt
payee

Address (number, street, and apt. or suite no.)

851 SE Monterey Rd

City, state, and ZIP code

Stuart FL 34994

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

30 1013 8012

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person ▶

Date ▶

1-11-11

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER.
THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

FLORIDA FARM BUREAU INSURANCE COMPANIES P.O. BOX 147030 GAINESVILLE, FLORIDA 32614-7030	COMPANIES AFFORDING COVERAGES: Company Letter <u>A</u> : Florida Farm Bureau General Ins. Co. Company Letter <u>B</u> : Florida Farm Bureau Casualty Ins. Co.
NAME AND ADDRESS OF INSURED: MONTEREY GLASS SPECIALIST INC 851 SE MONTEREY RD STUART, FL 34994-4506	

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY: <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM) <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE <input type="checkbox"/> FARMER'S PERSONAL LIABILITY	SGL 9511816 32	05/30/2023	05/30/2024	GENERAL AGGREGATE	\$ 2,000
					PRODUCTS-COMPLETED OPERATIONS AGGREGATE	\$ 2,000
					PERSONAL & ADVERTISING INJURY	\$ 1,000
					EACH OCCURRENCE	\$ 1,000
					FIRE DAMAGE (Any one fire)	\$ 50
					MEDICAL EXPENSE (Any one person)	\$ 5
	AUTOMOBILE LIABILITY: <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT	\$
					BODILY INJURY (Per Person)	\$
					BODILY INJURY (Per Accident)	\$
					PROPERTY DAMAGE	\$
	EXCESS LIABILITY: <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE	AGGREGATE
					\$	\$
	EMPLOYERS LIABILITY: <input type="checkbox"/> FARM EMPLOYER'S LIABILITY <input type="checkbox"/> FARM EMPLOYEE'S MEDICAL					\$ (Each Occurrence)
						\$ (Each Employee)
	OTHER:					\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:
 SEE FORM CG 20 10 04 13

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER:
CONQUISTADOR CONDO ASSOCIATION
1800 SE ST LUCHIE BLVD #3
STUART FL 34996

County Code 56-0 Date Issued 06/02/2023
 Serviced by MARTIN County Farm Bureau
DANIEL E NOELKE, LLC
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF LIABILITY INSURANCE

Date
11/29/2023

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		
Insurer D:		
Insurer E:		

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		GENERAL LIABILITY <input type="checkbox"/> Commercial General Liability <input type="checkbox"/> Claims Made <input type="checkbox"/> Occur General aggregate limit applies per: <input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Each Occurrence	\$
						Damage to rented premises (EA occurrence)	\$
						Med Exp	\$
						Personal Adv Injury	\$
						General Aggregate	\$
						Products - Comp/Op Agg	\$
		AUTOMOBILE LIABILITY <input type="checkbox"/> Any Auto <input type="checkbox"/> All Owned Autos <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Combined Single Limit (EA Accident)	\$
						Bodily Injury (Per Person)	\$
						Bodily Injury (Per Accident)	\$
						Property Damage (Per Accident)	\$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> Occur <input type="checkbox"/> Claims Made Deductible				Each Occurrence	
						Aggregate	
A		Workers Compensation and Employers' Liability Any proprietor/partner/executive officer/member excluded? NO If Yes, describe under special provisions below.	WC 71949	01/01/2023	01/01/2024	<input checked="" type="checkbox"/> WC Statutory Limits	<input type="checkbox"/> OTH-ER
						E.L. Each Accident	\$1,000,000
						E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other

Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions:

Client ID: 92-71-254

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Monterey Glass Specialist, Inc.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.

Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.

A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Project Name:

ISSUE 11-29-23 (TD)

Begin Date: 4/9/2017

CERTIFICATE HOLDER

CONQUISTADORE 2-307

1800 SE ST. LUCIE BLVD.
STUART, FL 34996

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.





Last Modified Date: 11/14/2023 12:17:12

PO#:

Job Name:

Job Address:

Quote # 7729932

Ship Date:

Sales Person: Logan Delvecchio

Monterey Glass Specialists

ShipTo: MONTEREY GLASS SPECIALISTS INC	
Account#: A00874	
851 SE MONTEREY ROAD	108506
STUART, FL 34994-4506	
Phone#	Fax# (772) 283-1919

Customer Mrs Galvin	
Account #	
conquistador Bldg 2 Apt 307	
,	
Phone# (203) 300-3054	Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	<u>Sell Price</u> \$3,028.88	<u>Ext Price</u> \$3,028.88
	Configuration: 81.5X48.X.,5500,TW,MTCH COL,B/W,.625FLANGE,EQUAL			
	<div> <div> BEGIN MODEL SET 001: Combo Config: TW - Twin Unit 1 (Bottom Left Unit): HR5510 Continuous Shape Multi-Part: N Assembly Options: MTCHCOL Send Mull(s): Y Size Selection: ACTUAL Height: 48.0000 Frame Color: B/W - Boxing Options: BS - Box Screen </div> <div> Series: 5500.0000 Factory Mull: N Unit 2: HR5510 Frame Type: .625FLANGE Width Equal or Width: EQUAL Mull Part Selection: MULL/CVR/CLPS Width: 81.5000 Vertical Mull: 1.25X3.25X.625 Glass Color: CL - Clear </div> </div>			

Location:

Notes:

0001 (2.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
	Configuration: 40.125X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP			

<p>Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Rough Masonry Opening: 41 7/8 X 49 Egress Opening: 15 1/8 X 43 1/16 SQFT 4.5124 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: BS - Box Screen CAR#: 23-0707.08 NegativeDesignPressure: 70.0000 EnergyStar: NONE UF: 0.3400 VT: 0.4600 CPD: PGT-K-205-02166-00001</p>	<p>NOA Selection: 23-0707.08 Unit Configuration: XO Size Selection: CUSTOM Actual Size: 40 1/8 X 48 Wood Frame Opening: 40 3/8 X 48 1/4 Frame Color: B/W - Bronze Exterior/White Glass Type: 3/16" - 5/16" Glass Makeup: LIT306AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: BVK - BetterVue Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: C.HR54.55.1 Acc Glass Breakage: N PositiveDesignPressure: 65.0000 PANumber: FL242 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>
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Location:

Notes:

<p>0001 (3.00)</p>	<p>HR5510 VINYL HORIZONTAL ROLLER 5510</p>	<p>Ordered: 1.00</p>	<p><u>Sell Price</u> \$0.00</p>	<p><u>Ext Price</u> \$0.00</p>
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Configuration: 40.125X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP

<p>Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Rough Masonry Opening: 41 7/8 X 49 Egress Opening: 15 1/8 X 43 1/16 SQFT 4.5124 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: BS - Box Screen CAR#: 23-0707.08 NegativeDesignPressure: 70.0000 EnergyStar: NONE UF: 0.3400 VT: 0.4600 CPD: PGT-K-205-02166-00001</p>	<p>NOA Selection: 23-0707.08 Unit Configuration: XO Size Selection: CUSTOM Actual Size: 40 1/8 X 48 Wood Frame Opening: 40 3/8 X 48 1/4 Frame Color: B/W - Bronze Exterior/White Glass Type: 3/16" - 5/16" Glass Makeup: LIT306AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: BVK - BetterVue Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: C.HR54.55.1 Acc Glass Breakage: N PositiveDesignPressure: 65.0000 PANumber: FL242 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>
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Location:

Notes:

<p>0001 (4.00)</p>	<p>MULL MULL BARS</p>	<p>Ordered: 1.00</p>	<p><u>Sell Price</u> \$0.00</p>	<p><u>Ext Price</u> \$0.00</p>
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Configuration: ,48.,B/W,.625FLANGE,SERIES 5500,MTCHCOL,MULL/CVR/CLPS

<p>Product Family Series: 5500.0000 NOA Selection: 23-0913.05 Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: B/W - Bronze Exterior/White Boxing Options: BS - BS</p>	<p>Certification Type: MIAMI Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 001:</p>
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Location:

Notes:

0002 (5.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	<u>Sell Price</u> \$3,013.09	<u>Ext Price</u> \$3,013.09
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Configuration: 73.5X48.X.,5500,TW,MTCH COL,B/W,.625FLANGE,EQUAL

BEGIN MODEL SET 005: Combo Config: TW - Twin Unit 1 (Bottom Left Unit): HR5510 Frame Type: .625FLANGE Width Equal or Width: EQUAL Mull Part Selection: MULL/CVR/CLPS Width: 73.5000 Vertical Mull: 1.25X3.25X.625 Glass Color: CL - Clear	Series: 5500.0000 Factory Mull: N Unit 2: HR5510 Assembly Options: MTCHCOL Send Mull(s): Y Size Selection: ACTUAL Height: 48.0000 Frame Color: B/W - Boxing Options: BS - Box Screen
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Location:

Notes:

0002 (6.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
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Configuration: 36.125X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP

Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Rough Masonry Opening: 37 7/8 X 49 Egress Opening: 13 1/8 X 43 1/16 SQFT 3.9143 Glass Family: LI - ating Interlayer Type: PVB090 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: BS - Box Screen CAR#: 23-0707.08 NegativeDesignPressure: 70.0000 EnergyStar: NONE UF: 0.3400 VT: 0.4600 CPD: PGT-K-205-02166-00001	NOA Selection: 23-0707.08 Unit Configuration: XO Size Selection: CUSTOM Actual Size: 36 1/8 X 48 Wood Frame Opening: 36 3/8 X 48 1/4 Frame Color: B/W - Bronze Exterior/White Glass Type: 3/16" - 5/16" Glass Makeup: LIT306AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: BVK - BetterVue Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: C.HR54.55.1 Acc Glass Breakage: N PositiveDesignPressure: 65.0000 PANumber: FL242 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300
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Location:

Notes:

0002 (7.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
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Configuration: 36.125X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP

Certification Type: MIAMI
 Frame Type: .625FLANGE
 Vent Configuration: EQUAL
 Size Ref: ACTUAL
 Rough Masonry Opening: 37 7/8 X 49
 Egress Opening: 13 1/8 X 43 1/16 SQFT 3.9143
 Glass Family: LI - ating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: BS - Box Screen
 CAR#: 23-0707.08
 NegativeDesignPressure: 70.0000
 EnergyStar: NONE
 UF: 0.3400
 VT: 0.4600
 CPD: PGT-K-205-02166-00001

NOA Selection: 23-0707.08
 Unit Configuration: XO
 Size Selection: CUSTOM
 Actual Size: 36 1/8 X 48
 Wood Frame Opening: 36 3/8 X 48 1/4
 Frame Color: B/W - Bronze Exterior/White
 Glass Type: 3/16" - 5/16"
 Glass Makeup: LIT306AA5
 Tempered Location: UNIT
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: BVK - BetterVue Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: C.HR54.55.1
 Acc Glass Breakage: N
 PositiveDesignPressure: 65.0000
 PANumber: FL242
 CondensationResistance: 54.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6300

Location:

Notes:

0002 (8.00)	MULL MULL BARS	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
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Configuration: ,48.,B/W.,625FLANGE,SERIES 5500,MTCHCOL,MULL/CVR/CLPS

Product Family Series: 5500.0000
 NOA Selection: 23-0913.05
 Frame Type: .625FLANGE
 Mull Clip Type: STDCLP/STDCLP
 Frame Color: B/W - Bronze Exterior/White
 Boxing Options: BS - Box Screen

Certification Type: MIAMI
 Part Selection: MULL/CVR/CLPS - Mull, Ext/Int
 Mull Bar Type: 1.25X3.25X.625
 Size Selection: CUSTOM
 Assembly Options: MTCHCOL
 END MODEL SET 005:

Location:

Notes:

0003 (9.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	<u>Sell Price</u> \$3,042.72	<u>Ext Price</u> \$3,042.72
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Configuration: 88.5X48.X.,5500,TW,MTCH COL,B/W.,625FLANGE,EQUAL

BEGIN MODEL SET 009:
 Combo Config: TW - Twin
 Unit 1 (Bottom Left Unit): HR5510
 Frame Type: .625FLANGE
 Width Equal or Width: EQUAL
 Mull Part Selection: MULL/CVR/CLPS
 Width: 88.5000
 Vertical Mull: 1.25X3.25X.625
 Glass Color: CL - Clear

Series: 5500.0000
 Factory Mull: N
 Unit 2: HR5510
 Assembly Options: MTCHCOL
 Send Mull(s): Y
 Size Selection: ACTUAL
 Height: 48.0000
 Frame Color: B/W -
 Boxing Options: BS - Box Screen

Location:

Notes:

0003 (10.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
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Configuration: 43.625X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP

<p>Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Rough Masonry Opening: 45 3/8 X 49 Egress Opening: 16 7/8 X 43 1/16 SQFT 5.0357 Glass Family: LI - ating Interlayer Type: PVB090 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: BS - Box Screen CAR#: 23-0707.08 NegativeDesignPressure: 70.0000 EnergyStar: NONE UF: 0.3400 VT: 0.4600 CPD: PGT-K-205-02166-00001</p>	<p>NOA Selection: 23-0707.08 Unit Configuration: XO Size Selection: CUSTOM Actual Size: 43 5/8 X 48 Wood Frame Opening: 43 7/8 X 48 1/4 Frame Color: B/W - Bronze Exterior/White Glass Type: 3/16" - 5/16" Glass Makeup: LIT306AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: BVK - BetterVue Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: C.HR54.55.1 Acc Glass Breakage: N PositiveDesignPressure: 65.0000 PANumber: FL242 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>
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Location:

Notes:

<p>0003 (11.00)</p>	<p>HR5510 VINYL HORIZONTAL ROLLER 5510</p>	<p>Ordered: 1.00</p>	<p><u>Sell Price</u> \$0.00</p>	<p><u>Ext Price</u> \$0.00</p>
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Configuration: 43.625X48.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP

<p>Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Rough Masonry Opening: 45 3/8 X 49 Egress Opening: 16 7/8 X 43 1/16 SQFT 5.0357 Glass Family: LI - ating Interlayer Type: PVB090 Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: BS - Box Screen CAR#: 23-0707.08 NegativeDesignPressure: 70.0000 EnergyStar: NONE UF: 0.3400 VT: 0.4600 CPD: PGT-K-205-02166-00001</p>	<p>NOA Selection: 23-0707.08 Unit Configuration: XO Size Selection: CUSTOM Actual Size: 43 5/8 X 48 Wood Frame Opening: 43 7/8 X 48 1/4 Frame Color: B/W - Bronze Exterior/White Glass Type: 3/16" - 5/16" Glass Makeup: LIT306AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: BVK - BetterVue Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: C.HR54.55.1 Acc Glass Breakage: N PositiveDesignPressure: 65.0000 PANumber: FL242 CondensationResistance: 54.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>
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Location:

Notes:

<p>0003 (12.00)</p>	<p>MULL MULL BARS</p>	<p>Ordered: 1.00</p>	<p><u>Sell Price</u> \$0.00</p>	<p><u>Ext Price</u> \$0.00</p>
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Configuration: ,48.,B/W,.625FLANGE,SERIES 5500,MTCHCOL,MULL/CVR/CLPS

<p>Product Family Series: 5500.0000 NOA Selection: 23-0913.05 Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: B/W - Bronze Exterior/White Boxing Options: BS - Box Screen</p>	<p>Certification Type: MIAMI Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 009:</p>
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Location:

Notes:

0004 (1.00)	Labor Windows (Small)	Ordered: 6.00	<u>Sell Price</u> \$450.00	<u>Ext Price</u> \$2,700.00
	Configuration:			
	Location:	Notes:		
0005 (2.00)	Materials Aluminium	Ordered: 1.00	<u>Sell Price</u> \$496.82	<u>Ext Price</u> \$496.82
	Configuration:			
	Location:	Notes:		
0006 (3.00)	Materials Trim replacement (As needed)	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
	Configuration:			
	Location:	Notes:		
0007 (4.00)	Permitting Martin County	Ordered: 1.00	<u>Sell Price</u> \$200.00	<u>Ext Price</u> \$200.00
	Configuration:			
	Location:	Notes:		
0008 (5.00)	Materials Stucco & Drywall Repair TBD	Ordered: 1.00	<u>Sell Price</u> \$0.00	<u>Ext Price</u> \$0.00
	Configuration:			
	Location:	Notes:		

TOTAL SALE AMT: \$12,481.51

TOTAL CUSTOMER TAX: \$0.00

NET SALE AMOUNT: \$12,481.51

TERMS AND CONDITIONS

Monterey Glass Installers are professional, respectful and will always take great pride and care throughout the installation process. Despite their best efforts, the removal and replacement of windows and/or doors can occasionally and unavoidably result in compromising other construction materials in the immediate vicinity of the opening, usually due to the age or integrity of the surrounding materials.

Work is deemed as the installation by Monterey Glass of the Materials & Labor outlined in this agreement, but expressly excludes the following:

- Repairs to stucco, siding, plaster, drywall or other exterior/interior finishes that are damaged in the ordinary course of

the removal and replacement of the existing doors and windows.

- Painting.
- Repairs or replacement of flooring that may be damaged in the removal and/or re-installation process
- The removal and/or re-installation of blinds, shutters, or other window coverings. Monterey Glass does NOT guarantee your existing blinds/window coverings will fit into the new windows and/or doors.
- The removal and/or reconnection of Security Systems or Re-Installation of Security Bars
- Any electrical or plumbing services
- The repair of any pre-existing or latent problems discovered during the course of the removal of existing doors or windows including, but not limited to, rot, mildew, deficient construction or any other conditions that may impact the installation of the window/doors.
- The moving, storage or protection of any of the Customer's furniture.

All surplus materials on the site shall remain the property of Monterey Glass Specialists. Monterey Glass agrees to perform the work diligently, and in a good and workmanlike manner. Monterey Glass will, at all times, maintain the site reasonably free from all rubbish and waste material. Upon completion of the work, Monterey Glass shall leave the site in a reasonably clean condition. The work shall be deemed complete upon installation of the materials.

If the customer fails to pay the full price to Monterey Glass under this contract, or if Monterey Glass is otherwise required to bring an action to enforce its rights under this contract, including but not limited to the filing of any builders' lien, Monterey Glass shall be entitled to recover any and all expenses incurred by Monterey Glass in that regard, including all solicitor and its' own client fees and disbursements on a full indemnity basis incurred by Monterey Glass.

The Contractor agrees to procure all required permits in accordance with all applicable local laws. The Contractor is responsible for knowledge of and compliance with all applicable laws, ordinances, rules, and regulations.

Warranty of windows/doors is provided through PGT Industries directly. Monterey Glass does not provide any form of warranty for installation of PGT Products. All warranty claims for PGT products shall be the responsibility of the customer to procure through the below link.
<https://www.pgtwindows.com/pgt-warranty/>

Upon acceptance of this quote by the customer, the customer shall pay Monterey Glass a minimum deposit of fifty percent (50%) of the total purchase price. Upon delivery of the material to the site, the customer shall pay Monterey Glass an additional forty percent (40%) of the total purchase price. Upon completion of installation, passing of the Final County/City Building Inspection & "punch out" of the installation, the customer shall pay Monterey Glass the final ten percent (10%) of the total purchase price.

ACCEPTANCE OF CONTRACT

The condition specifications and prices stated on both sides herein are satisfactory and are hereby accepted. The Contractor is authorized to do the work as specified. Payment will be made as outlined above. A copy of this agreement will be furnished to the homeowner upon signing.

Customer Signature

Date

Contractor Signature

Date

RECEIVED

NOV 22 2023

BY: Bonnie G

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE

Name of Homeowner / Applicant: Doug and Donna Burton

Project Property Address: 3140 SE Gran Via Way

Phone: 8606907488

Email: burto394@aol.com

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input checked="" type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input checked="" type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Anticipated Commencement Date: upon approval Anticipated Completion Date: _____

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Don Butler Date: 11/21/23

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: 1/16/24 By: Renee Duntheeney

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) _____

Approved by ACB Date: 1/16/24 By: Renee Duntheeney

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



ALL AROUND
RAILINGS AND FENCES

772-247-4687
info@aarailings.com
www.aarailings.com

Customer Info

Doug Burton
3140 SE Gran Via Way
Stuart, FL 34996

Project Scope

Project – Aluminum Fence Installation

- Install 4ft tall, bronze rackable two-rail alum fence @ 155LF
 - installation area must be cleared of obstructions and prepped for installation
 - flange mount a portion of the fence
- install two (2) single entry gates

Installation Areas & Property Boundary

While we will take great care to reduce any damage to surrounding drywall, paint, trim, landscape, sod, land-grade, walkways, paved areas, and surrounding installation areas, it is the customer's responsibility to replace all sod/grass and/or landscape that may be moved or damaged as a result of removal and/or installation of any fence/railing project. Any irrigation heads, private plumbing, private electrical, and private gas lines must be secured and marked by the customer prior to removal and/or installation of any fence/railing project. **All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences will request that all underground utilities are located prior to any installation, as it will not be responsible for any damage to existing lines or irrigation as a result of removal and/or installation of your fence/railing project.**

All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences will install your fence/railing in accordance to measurements taken on site and/or supplied by the owner/customer. We are not responsible for installation errors or disputes along property boundary lines unless clearly marked along with a supplied supplemental boundary survey officially stamped no greater than 5 years old or signed project plans with measurements verified in-field.

Please sign to confirm acknowledgement of this requirement.

Donna Burton

Print

Donna Burton

Sign



ALL AROUND
RAILINGS AND FENCES

772-247-4687
info@aarailings.com
www.aarailings.com

Materials and Warranty

Upon delivery of materials to the jobsite, the customer will be responsible for safeguarding their materials. Material theft or damage is not the responsibility of All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences once it delivers to you, unless otherwise specified. Material warranties are manufacturer specific and will need registration with the manufacturer for any expressed or implied warranty. All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences will not be obligated to warranty any manufacturer defects as all warranty issues must be processed by any applicable manufacturers. All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences will warranty labor & installation for 3 months post installation.

Change Orders

Any adjustments or changes to this project scope are subject to a change order request. **Any changes made after 10 days are subject to a change fee.** Change orders must be acknowledged and agreed to in writing by the customer. A separate invoice will be created for any charges related to change orders.

Payment Schedule

- 50% of contract value as deposit due upon HOA approval
- All projects require the remaining 50% balance to be paid at final day of project installation.

We accept the following forms of payment: Cash, check, credit card (fees apply), bank wire transfer, or bank transfer via Zelle. Any returned payments are subject to a late penalty fee of 20%. **Balance-due payments are expected in full within 24 hours of completed** **service corrections. Payments past this period are subject to a \$50 per day late penalty up to 30 days.**

We reserve the right to cancel & terminate this contract at any time prior to installation due to circumstances beyond our control that would prevent us from reasonably completing your installation (acts of God, labor strikes, etc). If installation has begun, both parties must agree to terminate this contract in writing. Any deposits that have not been exhausted for labor/plans/permits/materials will be refunded if terminated prior to installation.

Please sign to confirm acknowledgement of this requirement.

Donna Burton

Print

Donna Burton

Sign



ALL AROUND
RAILINGS AND FENCES

772-247-4687
info@aarailings.com
www.aarailings.com

Project Schedule

All projects are scoped and scheduled on a per-project basis and are subject to variable changes related to material construction or fabrication of custom items, delivery delays, weather, and/or permitting delays, etc. All Around Enclosures and Fencing Inc d/b/a All Around Railings and Fences will take every opportunity to complete your project in a timely and professional manner, often times attempting to install your project ahead of schedule, but is not obligated to complete this project by any implied or specified date unless otherwise agreed upon in writing. Residential projects will always commence within 90 days or less from initial deposit unless delayed due to customer requests to reschedule, change orders, or material/permitting delays beyond our control.

We will confirm an installation timeframe with you in advance that you must acknowledge and agree to in writing (email is sufficient). Any customer-caused

rescheduled installation timeframe with less than 48 hours-notice before installation begins will result in a rescheduling fee of \$300 per occurrence. This includes situations such as delays due to competing projects at your job site preventing us from installation or lack of clearing the job site area for installation.

Failure to complete the project by the customer after 10 days following the execution of this contract will result in a forfeiture of any deposits collected unless otherwise agreed upon by both contracting parties.

Please sign and date below to confirm agreement of these terms. We look forward to working with you!

Donna Burton

Customer

Nov 21, 2023

Date

Donna Burton

Print Name



772-247-4687
info@aarailings.com
www.aarailings.com

Installation Waiver

In preparation for your installation, All Around Railings and Fences wants to remind you that we will take great care to avoid any damages during the installation of your project.

However, as per the terms of our contract in section ***"Installation Areas & Property Boundary"***, All Around Railings and Fences will not be responsible to repair, relocate, replace, or compensate for any damages that occur to any irrigation system, internet lines, cable lines, power lines, gas supply lines, water supply lines, grass/sod, tile, flooring, or any other items that are installed on or below the area within 12"-18" of the proposed line of installation for your fence and/or railing project.

811 does not mark private utility lines so it is the property owner's responsibility to secure/relocate any obstructions that may be subject to damage near the installation area ahead of the project installation timeframe.

Please sign and date confirming your acknowledgment of the Installation Waiver.

Donna Burton

Printed Name

Donna Burton

Signature

QUOTE

Doug Burton
3140 SE Gran Via Way
STUART FL 34996
USA

Date
17 Nov 2023

Expiry
01 Dec 2023

Account Number

Quote Number
QU-2601

Reference
25JS 4ft Bronze Two-Rail
Aluminum (Rackable Panel)

All-Around Enclosures and Fencing Inc
Phone: 772-247-4687
3072 SE Dominica Terrace
STUART FL 34997
UNITED STATES



Description	Quantity	Amount USD
Permits, Plans & Permits (Stuart - Pool Safety Barrier + HOA Approval Needed)	1.00	225.00
Two Rail Aluminum, 4ft Bronze Two-Rail Rackable Aluminum Fence + Installation @ 155 Lineal feet (Two Posts Mounted on Concrete - Flanges Required) - [Rackable Panel Fencing]	1.00	6800.00
Single Swing Gate, 3ft Single Swing Entry Gate with Pool Safety Hardware installed	1.00	465.00
Single Swing Gate, 5ft Single Swing Entry Gate with Pool Safety Hardware installed	1.00	580.00
	Subtotal	8070.00
	Total No Tax 0%	0.00
	TOTAL USD	8070.00

Terms

50% Due at contract signing, 50% Due upon completion of installation.

We accept credit cards (with 3% convenience fee), checks, cash, ePayments, and ACH.

Customers may finance if qualified.






D_Burton Contract FINAL REV

Final Audit Report

2023-11-21

Created:	2023-11-21
By:	All Around Railings And Fences (info@aarailings.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5D2xnxP32_Wkn_JYkspB1kgrKly4FGN6

"D_Burton Contract FINAL REV" History

-  Document created by All Around Railings And Fences (info@aarailings.com)
2023-11-21 - 9:37:57 PM GMT- IP address: 76.109.19.210
-  Document emailed to Donna Burton (burto394@aol.com) for signature
2023-11-21 - 9:38:40 PM GMT
-  Email viewed by Donna Burton (burto394@aol.com)
2023-11-21 - 10:09:00 PM GMT- IP address: 69.147.94.143
-  Document e-signed by Donna Burton (burto394@aol.com)
Signature Date: 2023-11-21 - 10:21:33 PM GMT - Time Source: server- IP address: 76.28.121.137
-  Agreement completed.
2023-11-21 - 10:21:33 PM GMT



Adobe Acrobat Sign

Construction plans

Re: 3140 SE Gran Via Way, Stuart, FL

Description of proposed fence:

- 4ft tall, bronze, two-rail fence set inside property line @ 155LF
- Sections spaced 5ft apart on center with posts set 24" below grade in concrete
- One (1) 3ft wide single-entry gate with self-closing hardware
- One (1) 5ft wide single-entry gate with self-closing hardware



DRAIN	S.J.B.
ORDERED	S.J.B.
DATE	05/08/2022
SIZE	1" \times 20'
JOB NO.	3275-2138-01
SHEET	ONE
OF ONE	SHEETS

REVISED	DATE	BY
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.
NOV 2022	12/05/2022	S.J.B.

BOUNDARY SURVEY
PREPARED FOR: BURTON

STEPHEN J. BROWN, INC.
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
LICENSED BUSINESS NUMBER: 6494
619 EAST 8TH STREET, SUITE 200, FLORENCE, FLORIDA 34994 EMAIL: STEVE@SJBROWN.COM PHONE: (772)-259-7176

DATE	05/08/2022
SCALE	1" = 20'
SHEET	ONE
OF ONE	



LOCATION MAP

LEGAL DESCRIPTION

LOT 15, CONQUISTADOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 160, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

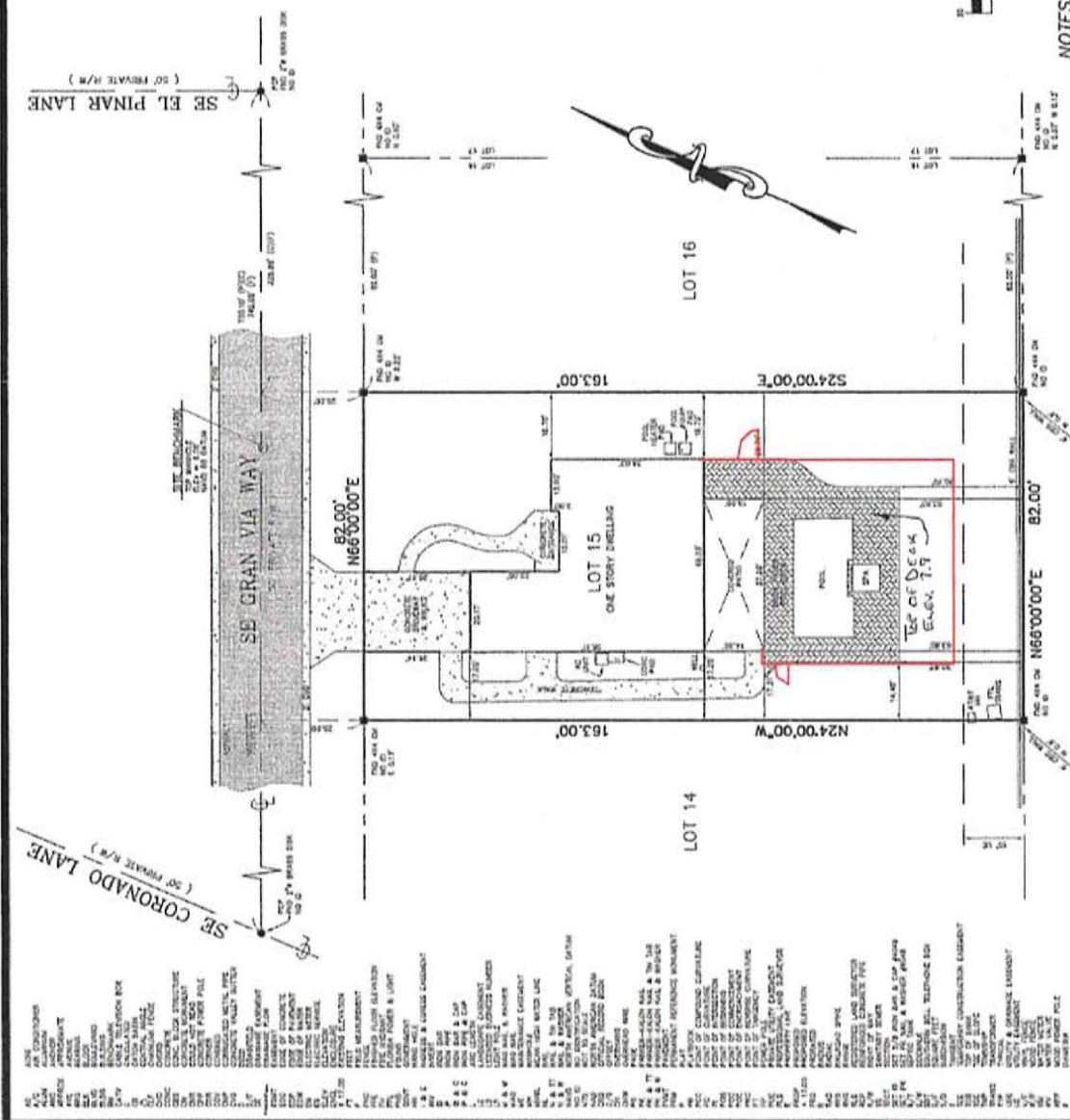
GRAPHIC SCALE



Date of Original Field Survey
05/08/2022

NOTES:

- Survey of description as furnished by Client.
- Lands shown herein were not abstracted for easements and/or rights-of-way of record.
- All bearings are referenced to the Centerline of SE Gran Via Way, plotted as North 66°00'00" East, with all others being relative thereto.
- Elevations shown herein are relative to North American Vertical Datum of 1988 and are based on benchmarks within 6.58'.
- The National Flood Insurance Program designation as indicated on the F.I.M.A. Map No. 1208500102H, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A, subject to any loading and interpolation by the mapping of this agency. This data is an interpretation by the surveyor and is provided for informational purposes only and does not constitute a determination of flood hazard.
- The National Flood Insurance Program designation as indicated on the F.I.M.A. Map No. 1208500102H, dated 02/19/2020, locates the parcel in Zone X, base flood elevation N/A, subject to any loading and interpolation by the mapping of this agency. This data is an interpretation by the surveyor and is provided for informational purposes only and does not constitute a determination of flood hazard.
- The expected use of the survey and map is for Residential Purposes.
- All measurements are in accordance with the United States Standard.
- Additional or different to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



MARTIN COUNTY GOLF COURSE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

2. CERTIFIED TO:

—DOUGLAS & DONNA BURTON

—CHRISTOPHER J. TWOHEY, P.A.

—OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, \$1512 OF FIDELITY



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:		
	PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613 E-MAIL ADDRESS: customerservice@biBERK.com		
INSURED All-Around Enclosures and Fencing Inc. All Around Railings and Fences 3072 SE Dominica Terr Stuart, FL 34997	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Berkshire Hathaway Direct Insurance Company		10391
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			N9BP573378	06/25/2023	06/25/2024	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ Included				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured:

CERTIFICATE HOLDER**CANCELLATION**Conquistador Homeowners Association Inc
1800 SE St Lucie Blvd
Stuart, FL 34996

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911		CONTACT NAME: PHONE (A/C, No, Ext): 844-472-0967 E-MAIL ADDRESS: customerservice@biBERK.com FAX (A/C, No): 203-654-3613		
INSURED All Around Enclosures And Fencing Inc All Around Railings And Fences 3072 SE Dominica Terr Stuart, FL 34997		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Berkshire Hathaway Direct Insurance Company		10391
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
INSURER F :				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMP/OP AGG \$ 0
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	N9WC428831	09/16/2023	09/16/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Named Insured:

CERTIFICATE HOLDER

CANCELLATION

Conquistador Homeowners Association Inc 1800 SE St Lucie Blvd Stuart, FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Martin County Building Department

900 SE Ruhnke Street

Stuart, FL 34994

(772) 288-5482

Fax (772) 419-6935

SUTCLIFFE, JAMES H
ALL-AROUND ENCLOSURES AND FENCING INC
5344 SW ANHINGA LN
PALM CITY, FL 34990

NOTICE TO ALL CONTRACTORS

PLEASE BE ADVISED THAT MARTIN COUNTY, FLORIDA SECTION 43.42 REQUIRES COMPLIANCE WITH THE FOLLOWING EXERPT FROM THE GENERAL ORDINANCES OF THE MARTIN COUNTY CODE:

PROHIBITED ACTIVITIES:

43.42 R Advertising contracting work in any advertisement to the public in a newspaper or telephone directory without including in the advertisement the number of the contractor license issued to the person or business being advertised.

43.42 S Operating any commercial vehicle in the course of conducting the practice of contracting that fails to display the contractor license number of the contractor.

If you have any questions relating to the information in this letter , please contact the Martin County Contractor's Licensing Division of the Martin County Building Department.



MARTIN COUNTY, FLORIDA Contractor's Licensing Certificate of Competency

MC - FENCE ERECTION

License #:MC2000095

Expires: 9/30/2024

SUTCLIFFE, JAMES H
ALL-AROUND ENCLOSURES AND FENCING INC
5344 SW ANHINGA LN
PALM CITY, FL 34990

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

ALL-AROUND ENCLOSURES AND FENCING INC

2 Business name/disregarded entity name, if different from above

ALL AROUND RAILINGS AND FENCES

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

3072 SE DOMINICA TERRACE

6 City, state, and ZIP code

STUART, FL 34997

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

8 5 - 1 4 9 8 5 6 3

Part II Certification

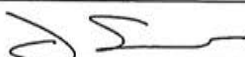
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►



Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.