

**CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.**  
**EXECUTIVE COMMITTEE MEETING**  
**Tuesday, April 9, 2024**

**MEMBERS PRESENT:**

**Matt Hollister, Present**  
**Kathleen Murphy, 1<sup>st</sup> V.P.**  
**Martha Gorton, 2<sup>nd</sup> V.P.**  
**Joe Endress, Treasurer**  
**Renee Drentkiewicz, Secretary**

**OTHERS:**

**Bonnie Guenther, Manager**  
**Others in Attendance- See attached.**  
**Zoom Attendance – Scott Magnussen**  
**Gail and John Mitchell, Robert Luongo**  
**Cathy Schappert**

The Executive Committee Meeting with Zoom was called to order at 9:30 am, after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Joe to approve the minutes of the Executive Meeting of March 12, 2024. The motion was seconded by Renee and the vote was unanimously approved.

**Treasurer's Report** – Joe Endress. The Treasurer's report will be presented at next weeks Board meeting.

**Manager's Report** – Bonnie Guenther – See attached. Joe asked Bonnie if the voting would always be electronic and paper only. Bonnie stated that there would always be both, because not all residents will prefer electronics only.

**Old Business :**

1. **FPL Lighting Project – Matt Hollister**  
This Committee last met on 3/29/24 to discuss this project. There are no updates at this time.
2. **CHA Documents Revision – Matt Hollister**  
Rick Cass will rejoin this Committee as a participant going forward. There are no updates at this time.
3. **Condo Bldg. Paint Colors – Matt Hollister**  
The Architectural Committee recently met to discuss the Sherwin Williams color suggestions for the condominium buildings. Bonnie and Matt are now working with the Engineer on the structural integrity reserve study to get clarification on specific line items that could impact the color changes if any and there will be more information to follow. Kathleen asked if any of the documents support only using Conquistador brown for the buildings. Matt clarified that there is nothing written specifically in our covenants and that we do have the ability to make changes. Matt stated that this Committee would only recommend a choice of colors to present to the buildings for their input and that this would also be a long-term project.
4. **Dock Update – Matt Hollister**  
The lighting on the dock should be completed by 4/12, the plumbing work is already completed. There is still discussion regarding the dock furniture, as we are making sure that we don't exceed the budget already approved by the Board. There are 3 options that will be presented, with quotes, once this is completed.

**New Business:**

1. Dock/Boat Slip Straw Poll – Matt Hollister/Bill Cloud – See attached.

There were 166 responses noted. The majority of the responses were not in favor of moving forward on the Dock/Boat Slip concept. Matt thanked Bill Cloud for his work and helping us through the process.


**Discussion items:** None

**Comments on agenda items:**

- Jay Gans – Bldg. 9 – Jay asked why all the dead bushes by the Clubhouse pool were not removed. Matt stated that they will be removed, and the wall painted, once they are tested and appropriately ready for removal.
- Jan Barnes – Bldg. 10 – Jan asked Bonnie about the Electronic voting forms. Bonnie stated that these have already been sent and she is asking everyone to please forward this again to the residents as a reminder.

There being no further business at this time, a motion was made by Joe and seconded by Kathleen to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:40 am.

  
\_\_\_\_\_  
Renee Drentkiewicz, Secretary

  
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Matt Hollister, President

## 4/9/24 Executive Committee Meeting Sign In

Printed name	Signature
Donna Cass	Donna Cass
Rick Cass	Rick Cass
Charles Escarona	Charles Escarona
VIN STAPLETON	Vin Stapleton
M. Drury	M. Drury B 3
05	
JACARAO	JACARAO
David Sherlock	David Sherlock
ED HALE	Ed Hale
Jan Barnes	Jan Barnes
Mona Henon	Mona Henon
Jackie Williams	Jackie Williams
Jean McIndoe	Jean McIndoe
Kathy Morath	Kathy Morath

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**EXECUTIVE COMMITTEE MEETING**

Tuesday, April 9, 2024  
**9:30 A.M.**

**AGENDA**

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT

MANAGER'S REPORT

**OLD BUSINESS:**

FPL Lighting Project – Matt Hollister

CHA Documents Revision – Matt Hollister

Condo Bldg. Paint Colors – Matt Hollister

Dock Update – Matt Hollister

**New BUSINESS:**

Dock/Boat Slip Straw Poll – Matt Hollister/Bill Cloud

Discussion Item:

COMMENTS on agenda items:

POSTED: 3/29/24

**Manager's Report**  
**Executive Committee Meeting**  
**April 9, 2024**

- We are still collecting the 'consent to vote electronically' forms in the office. The consent form allows you to not only vote electronically but also receive correspondence regarding voting and meetings electronically. Please complete the form and return it to us as soon as possible. Forms are available in the office as well. The form will be consent to vote electronically in CHA matters only until your condo Board adopts a resolution to accept electronic voting which many buildings have done already.
- The north wall and the dog park walls will be painted very shortly. They are overdue for paint.
- The dock can be used by Conquistador residents and their guests for embarking and disembarking only. No overnight boat docking is allowed per page 19 of our Rules & Regulations.
- The dock water line is complete, and the dock electric is being completed.
- Just a reminder that the best way to reach me is always via e mail.
- As Homes and Condo Boards do not deal with enforcement of violations, please direct notices of violations to Bonnie in the office.

Responses

166

Typical time spent

3.9 minutes

Completion rate ⓘ

63.3%

Question summary

1. For the consideration of installing 8 boat slips in the Conquistador dock area: Would you be in favor of installing boat slips? (Multiple choice) \*

166/166 (100)% answered

Yes	40/166 (24)%
No	110/166 (66)%
Maybe	16/166 (10)%

2. Would installing boat slips be an asset to Conquistador? (Multiple choice) \*

166/166 (100)% answered

Yes	47/166 (28)%
No	100/166 (60)%
Maybe	19/166 (11)%