

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

MEMBERS PRESENT:

Matt Hollister, Bldg. 1
Doug Rose, Bldg. 2- Zoom
Lisa Bryant, Bldg. 3
Rick Cass, Bldg. 4
Laura Ronayne, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Mike Andrusyszyn, Bldg. 7 – Zoom
Martha Gorton, Bldg. 8
Donna Sikora, Bldg. 9
Jan Barnes, Bldg. 10 – Zoom
Rich Stenseth, Bldg. 11
Gary Hoyt, Bldg. 12
Joe Endress, Homes 1
John Calabro, Homes 2 – Zoom
Kathleen Murphy, Homes 3 – Zoom

OTHERS:

Bonnie Guenther, Manager
Others in Attendance(see attached)
Zoom Attendance: Kathleen Murphy
Cathy Schappert, John Calabro, Mike
Andrusyszyn, Pat Spadoni, Doug Rose,
Jan Barnes, Lynne Harris, Ed Hale, Pam
Monahan, Marge Drury, Ed Anzlovar,
Deborah Anzlovar, Anne & Ralph
Allbee

The Board of Directors 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 Endress to approve the minutes of the Board of Directors meeting of May 21, 2024. The motion was seconded by Rick Cass, and the vote was unanimously approved.

Treasurer's Report: Joe Endress – See attached.

Committee Reports:

1. Architectural Review Committee – Renee Drentkiewicz – See attached.
 - Laurie Thor – 1878 SE Coronado Lane – Additional Pavers, Lamp Post and Exterior Door Applications were recommended for approval for both requests by ARC and approved by the BOD on 6.5.24 and 6.28.24.
 - Patricia Cobb – Bldg. 11-102 – Window and Screen Replacement of Lanai- Application was recommended for approval by ARC and approved by BOD on 6.14.24.
 - Edward Henry – 1812 SE Camino Real Ave. Pool Installation – Application was recommended for approval by ARC and approved by BOD on 6.27.24.
 - Peggy Bach – 1805 SE El Pinar Lane – Generator and Propane Tank – Application was recommended for approval by the ARC. A motion was made by Joe and seconded by Rick to approve these and the vote was unanimously approved.
2. Events Committee – Debbie Hollister
 - Deposit has been given to the band that will be playing at the Mardi Gras event.
 - Holiday Lighting cost is \$7,162.13. As of 5.31.24, the total amount received was \$5, 946.35. A deposit was given to Randy's Holiday Lighting of \$3, 581.07. The amount that still

needs to be raised is \$1,215.78 to cover the entire cost. Martha asked what the deadline for the amount needed was and Debbie stated that the final payment is due in September.

Manager's Report: Bonnie Guenther – See attached.

Old Business:

1. CHA Documents Revision – Bonnie Guenther – See attached.
2. Dock Update – Bonnie Guenther – See attached.
3. Mansard Rust – Bonnie Guenther – See attached.
4. Condo Reserve Studies/SIRS – Bonnie Guenther – See attached.

New Business:


1. New Florida HOA & Condo Legislation Meeting – Bonnie Guenther- See attached.
Rick Cass mentioned that parcels are for homes only. Condo's are listed under units.
2. HB1203/Truck Parking – Matt Hollister – See attached. This is related to HOA's only and not the Condominiums. Our attorney's response regarding this is attached also. Rick made a motion to table this item until the end of the year for further discussion. The motion was seconded by Donna Sikora. John Calabro has concerned with waiting till the end of the year. Matt stated that we are not in violation of HB1203 according to our attorney. Bonnie stated that Florida Statute 720, was not in place when Conquistador became an HOA, therefore it precludes us from automatically having to accept this rule. The motion was approved by a vote of 14 – 1. John Calabro voted no.

Discussion items: None

Comments on agenda items:

- Deborah Pavlic – Bldg. 11 – Deborah stated that the trucks are a small part of the bill. She read from the bill regarding the trucks and Matt emphasized that "where they have a right to park" is the language pertinent to Conquistador at this time. Pick up trucks do NOT have a right to park in Conquistador at this time. The only exception at this time is the 48 hour loading and unloading at this time.
- Rick Cass – Bldg. 4- Rick suggested a Straw poll and Matt stated that we have done this before, and we can possibly do this before the end of the year again also if it's the community's desire.

A motion was made to adjourn the meeting by Joe Endress and seconded by Renee Drentkiewicz. The motion was unanimously approved, and the meeting was adjourned at 10:00 am.


Renee Drentkiewicz, Secretary


Matt Hollister, President

7/16/24 Board of Directors Meeting Sign In

[illegible]

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, July 16, 2024

9:30 A.M.

CLUBHOUSE BALLROOM

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT

COMMITTEE REPORTS: Architectural Review Committee – Renee Drentkiewicz
Events Committee – Bonnie Guenther

MANAGER'S REPORT

OLD BUSINESS:

CHA Documents Revision – Bonnie Guenther

Dock Update – Bonnie Guenther

Mansard Rust – Bonnie Guenther

Condo Reserve Studies/SIRS – Bonnie Guenther

NEW BUSINESS:

New Florida HOA & Condo Legislation Meeting – Bonnie Guenther

HB1203/Truck Parking – Matt Hollister

COMMENTS on agenda items:

ADJOURNMENT

POSTED: 7/11/24

**CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
MAY 2024**

FINANCIAL ANALYSIS:

In the General Common Areas, the costs for the dock lighting amounted to \$1,564.71. This also included ladders and trashcans. In the area of Landscape Expense, we had a series of expenses from irrigation repairs to irrigation clock repairs. The system is inspected constantly due to the size of our irrigation system and these repairs are necessary to maintain the turf and other plantings throughout the complex.

In the area of Clubhouse, Pool Supply & Expenses, our annual pool permit and repairs to the Clubhouse Pool heater/chillers caused this expense to increase by \$519.

In the General category, Office-Service & Misc, was over plan by \$1,221 due mostly to the annual subscription renewal of Intuit, and our Zoom annual subscription.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF JUNE 1, 2024)

\$234,169.08	South State Bank Checking Account
\$333,048.73	South State Bank Money Market Account
<u>\$263,591.27</u>	Synovus Business CD
\$830,809.08	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
APR/MAY 2023	1,417,000	1,348,555	68,445	4.8
APR/MAY 2024	1,563,500	1,419,914	124,586	8.1

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

- Maintenance sealed the dock wood. It looks fantastic!
- Chem Dry cleaned the ballroom and Cardroom carpets.
- A section of the Ballroom dance room subfloor was repaired by Allen Hines Construction who also did a great job.
- All three Clubhouse heater/chillers were repaired by Aquacal: A display on one, a panel on another, and a valve on the last. The temperature in the pool was high and the water flow was reduced because of these issues.
- A portion of the east wall facing the pool was cleaned and painted.
- Some of the cable equipment in the Fitness Room was replaced by AT&T.
- A reader in the Library gate was replaced by Bartlett Brothers.
- Herbicide, pesticide, and fertilizer treatments were done by Pro Green.
- The annual tree trimming was done by McTrees. They will be back this week to finish up some trimmings.
- The Clubhouse pool pump which is under warranty was replaced twice. In addition, the starter, three overloads, and related wiring were replaced.
- A 2023-2024 workers compensation audit was completed.
- The 2023 income taxes were completed.
- I have **recommended** that roof hatches remain locked to keep better record of who is gaining access to the roof and when. Clipboards have been installed below the hatches so anyone doing work on the roof signs in and accounts for the work being done.
- A rail on the lower dock was installed at no charge by Treasure Coast Barge, the company that installed the dock.
- Several condo buildings have approved the bid from Whiting Roofing to install a safety railing around their roof atrium openings. If you have not approved this installation already, please contact me with your answer as it is a bulk project.
- We have a new bookkeeper in the office. Her name is Lolita Salmon. She was an administrative assistant at a Catholic parish in Pennsylvania for 16 years, but she has been in Florida for three years. She is doing a phenomenal job.

I want to say a special thank you to Lee Wildfeir who helped in the office for many months. We needed someone to give us more hours, but she could not accommodate as she has another job. If you see her, thank her!

CHA Document Revision

The revisions requested by the CHA Documents Revision Committee have been submitted to the attorney. She will work on the revision over the summer so that we can present edited documents to the Executive Committee and the Board of Directors in the fall. The goal is to vote on the final draft by the annual meeting in December.

Dock Update

As I said, the dock has been sealed for the protection and preservation of the wood. We will do another seal in six months. The dock benches have been ordered and should arrive before 8/15/24.

Mansard Rust

Three separate bids for mansard rust mitigation were sent to the associations. ^{Six}~~Two~~ associations accepted bids from Campany Roofing, and the repairs, not the painting, were done. Some buildings are still discussing options.

Condo Reserve Studies/SIRS

The reserve studies have been distributed to all buildings. The studies consisted of:

- i) Structural Integrity Reserve Study (SIRS) which consists of structural reserve categories that must be included as is in the budget done in 2025 (for the budget year 2026).
- ii) Non-SIRS reserve study which consists of reserve categories that are not mandatory but recommended.
- iii) Traditional reserve study which is a combination of the SIRS and Non-SIRS reserve studies

Note: The reserve study is not your budget. Only the SIRS categories must be included in your budget. All other categories are arbitrary and will be determined by the association.

The SIRS categories were determined by the state of Florida. The Non-SIRS categories were recommended to the reserve analyst by me to be used in the study to accurately portray our reserve needs. Using the recommended non-SIRS categories, the associations can now use them to determine their reserve needs.

Almost all the associations have approved their reserve studies. Once approved and finalized, a copy of the SIRS must be sent to every condo association within 45 days. I will be sending final drafts of the studies so you can distribute.

New Florida HOA & Condo Legislation

There are two types of legislation that was passed, HOA and condo. They are separate and should not be confused.

As the condo legislation is extensive, I am scheduling a condo legislation meeting on July 18th at 2PM. During that meeting, I will discuss educational requirements, Board meeting requirements, record keeping, SIRS, financial reports, and more.

The Florida Senate

CS/CS/HB 1203 — Homeowners' Associations

by Commerce Committee; Regulatory Reform & Economic Development Subcommittee; and Reps. Esposito, Anderson, Porras, and others (CS/SB 7044 by Rules Committee; Regulated Industries Committee; and Senators Bradley, Garcia, Rodriguez, and Avila)

This summary is provided for information only and does not represent the opinion of any Senator, Senate Officer, or Senate Office.

Prepared by: Regulated Industries Committee (RI)

The bill relates to the governance of homeowners' associations and the practice of the community association managers who manage those communities.

Community Association Managers

Regarding community association managers (CAMs) and CAM firms, the bill requires CAMs and CAM firms to:

- Annually attend at least one member meeting or board meeting of the association;
- Provide to community association members certain information, including the contact person, contact information, and the hours of availability;
- Provide the community's members upon request a copy of the contract between the association and the CAM or CAM firm;
- Annually complete at least 10 hours of continuing education; and
- Biennially complete at least five hours of continuing education that pertains to homeowners' associations, three hours of which must relate to recordkeeping.

Official Records

The bill requires homeowners' associations to:

- Effective January 1, 2026, associations with 100 or more parcels, maintain a digital copy of specified official records for download on the association's website or through an application on a mobile device.
- Provide a copy of records or otherwise make the records available that are subpoenaed by a law enforcement agency within five days of receiving a subpoena.
- Maintain official records for at least seven years, unless the governing documents of the association require a longer period of time.

Criminal Violations

The bill provides the following criminal penalties related to homeowners' associations:

- Second degree misdemeanor for any director or member of the board or association to knowingly, willfully, and repeatedly violate (two or more violations within a 12-month period) any specified requirements relating to inspection and copying of official records of an association with the intent of causing harm to the association or one or more of its members;
- First degree misdemeanor for knowingly and intentionally defacing or destroying required accounting records, or knowingly and intentionally failing to create or maintain required accounting records, with the intent of causing harm to the association or one or more of its members;
- Third degree felony to willfully and knowingly refuse to release or otherwise produce association records, with the intent to avoid or escape detection, arrest, trial, or punishment for the commission of a crime, or to assist another person with such avoidance or escape; and
- Third degree felony for an officer, director, or manager of a condominium association to knowingly solicit, offer to accept, or accept a kickback.

The bill also expands the current criminal prohibitions against fraudulent voting activity to provide it is a first degree misdemeanor for:

- Knowingly aiding, abetting, or advising a person in the commission of a fraudulent voting activity related to association elections.
- Agreeing, conspiring, combining, or confederating with at least one other person to commit a fraudulent voting activity related to association elections.
- Having knowledge of a fraudulent voting activity related to association elections and giving any aid to the offender with intent that the offender avoid or escape detection, arrest, trial, or punishment.

Any officer or director charged with a criminal violation under ch. 720, F.S., must be removed from office and a vacancy declared.

Assisting Law Enforcement

The bill requires associations, if subpoenaed, to provide a copy of the requested records within five business days of receiving the subpoena and to assist law enforcement in any investigation to the extent permissible by law.

Financial Reporting

The bill:

- Requires associations with 1,000 or more parcels to have audited financial statements; and
- Prohibits associations from reducing the required type of financial statement (compiled, reviewed, or audited financial statements) for consecutive years.

Requirement to Provide Accounting

The bill allows association parcel owners to make a written request for a detailed accounting of any amounts owed to the association. If the association fails to provide the accounting within 15 business days of a written request, any outstanding fines of the requester are waived if the fine is more than 30 days past due and the association did not give prior written notice of the fines. It also prohibits parcel owners from requesting another detailed accounting within 90 days of such a request.

Education - Officers and Directors

The bill revises the education requirements for the directors of homeowners' associations to:

- Require a newly elected or appointed director to, within 90 days after being elected or appointment to submit a certificate of having completed the educational curriculum.
- Require that the educational curriculum include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.
- Require a director of an association that has:
 - Fewer than 2,500 parcels to complete at least four hours of continuing education annually.
 - 2,500 or more parcels must complete at least eight hours of continuing education annually.

Enforcement of Covenants and Rules

The bill requires associations or an architectural, construction improvement, or other similar committee to:

- Provide written notice to the parcel owner of the rule or covenant relied upon when denying the request for the construction of a structure or other improvement;
- Not place limits on the interior of a structure or require review of HVAC, refrigeration, heating, or ventilating system not visible from a parcel's frontage, an adjacent parcel, common area, or community golf course, if a substantially similar system has been previously approved; and
- Not prevent a homeowner from installing or displaying vegetable gardens and clotheslines in areas not visible from the frontage or an adjacent parcel, an adjacent common area, or a community golf course.

Fines, Suspensions, and Liens

Associations must have a hearing before a committee to review a fine or suspension issued by the board, and the bill:

- Requires the 14-day notice of the parcel owner's right to a hearing to be in writing;
- Requires the hearing to be held within 90 days of the notice of hearing;
- Allows the committee to hold the hearing by telephone or other electronic means;
- Requires written findings related to the violation to be provided within seven days of the hearing, the date the fine must be paid or the suspension fulfilled;

- Requires the date by which the fine must be paid to be at least 30 days after delivery of the written notice of the committee's decision; or
- Prohibits attorney fees and costs based on actions taken by the board before the date set for the fine to be paid;
- Allows that, if a violation and the proposed fine or suspension is not cured or the fine is not paid, reasonable attorney fees and costs may be awarded to the association, but may not begin to accrue until after the payment date of the fine or the appeal time has expired.

The bill prohibits homeowners' associations from issuing a fine or suspension for:

- Leaving garbage receptacles at the curb or end of the driveway less than 24 hours before or after the designated garbage collection day or time.
- Leaving holiday decorations or lights up longer than indicated in the governing documents, unless such decorations or lights are left up for longer than one week after the association provides written notice of the violation to the parcel owner.

The bill also provides that homeowners' associations may not prohibit a homeowner or others from parking:

- A personal vehicle, including a pickup truck, in the property owner's driveway or in any other area where they have a right to park.
- A work vehicle, which is not a commercial motor vehicle, in the property owner's driveway.
- Their assigned first responder vehicle on public roads or rights-of-way within the homeowners' association.

In addition, the governing documents may not prohibit a property owner from:

- Inviting, hiring, or allowing entry to a contractor or worker on the owner's parcel solely because the contractor or worker is not on a preferred vendor list of the homeowners' association or does not have a professional or occupational license.
- Operating a vehicle in conformance with state traffic laws, on public roads or rights-of-way or the property owner's parcel, unless the vehicle is a commercial motor vehicle.

Electronic Voting

The bill allows members of a homeowners' association to consent to electronic voting by using an electronic means of consent. Current law requires written consent to vote electronically.

Assessments

The bill permits only simple interest, not compound interest, to accrue on assessments and installments on assessments that are not paid when due.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2024.

Vote: Senate 40-0; House 110-0

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2024 State of Florida.

Executive Summary of New Condominium Laws

June 28, 2024

Dear Client:

House Bill (HB) 1021 was approved by both chambers of the Florida Legislature on March 6, 2024. For whatever reason, HB 1021 was not signed by the Governor until June 14, 2024. With some notable exceptions, pointed out below, HB 1021 (officially cited as Chapter 2024-244, Laws of Florida), takes effect July 1, 2024.

2024 was a particularly active year for community association legislation. There were several hundred pages of legislation affecting condominium, cooperative and homeowners' associations, which we will be analyzing in depth with our usual annual legislative summary. You will receive our annual Legislative Guidebook in the next few weeks.

Today, I would like to highlight what I think "you need to know now" and you can digest the rest at your leisure. Condo legislation is often described as "the good, the bad, and the ugly." 2024 was a notable exception in that not much "good" appears to have been done.

HB 1021 comprises about 70 pages of changes. I will emphasize the "big ticket" items here.

Mandatory Websites

Current law requires an association operating any condominium with 150 Units or more to have a website, which must contain certain items for Unit Owner review, set forth in a "laundry list" recited in the statute.

The new law will expand this mandate to any association operating a condominium containing 25 Units or more. The deadline for compliance with this requirement is January 1, 2026, so there is a year and a half to comply.

Director Education

HB 1021 requires all current members of a condominium association Board to submit proof of attendance at 4 hours of educational classes. There is a requirement for one hour per year of update education each year thereafter. The educational classes may be given by private parties, but the state condo agency must approve the course.

Directors elected or appointed before July 1, 2024, will be required to comply by June 30, 2025, so there will be a year to take care of the requirement. Directors elected or appointed on or after July 1, 2024, must comply within 1 year before or 90 days after being elected or appointed. Becker will provide these classes for our clients. The programs will most likely be done by Zoom or some kind of video podcast.

Board Meetings

There are several important changes here, effective July 1, 2024:

Boards must hold at least one meeting per quarter (there is an exception for Condominiums of 10 Units or less).

The new law provides:

At least four times each year, the meeting agenda must include an opportunity for members to ask questions of the board....The right to attend such [board] meetings includes the right to speak at such meetings with reference to all designated agenda items and the right to ask questions relating to reports on the status of construction or repair projects, the status of revenues and expenditures during the current fiscal year, and other issues affecting the condominium.

These two new provisions of the law are potentially in conflict and leave open the question whether the requirement for the “mandatory questions segment” of Board meetings must only be done once per quarter (as suggested by the first sentence) or at every Board meeting (as suggested by the second sentence). Interestingly, there is no requirement in the law that questions must be answered, and Owner questions can presumably be taken under advisement if further research is required, or ignored if they are harmful to the legal or other interests of the Association.

One of the most challenging changes is found at new Section 718.112(2)(c)3. of the Florida Condominium Act, which will now provide:

Notice of any meeting in which regular or special assessments against unit owners are to be considered must specifically state that assessments will be considered and provide the estimated cost and description of the purposes for such assessments. If an agenda item relates to the approval of a contract for goods or services, a copy of the contract must be provided with the notice and be made available for inspection and copying upon a written request from a unit owner or made available on the association’s website or through an application that can be downloaded on a mobile device. (emphasis added)

First, the law is unclear whether the new law only applies to Board meetings where special assessments will be considered (and contracts also considered at Board special assessment meetings) or to all meetings of the Board. Either interpretation is plausible.

As the requirement to provide a copy of the contract with notice of the Board meeting is a stand-alone sentence in the general section on Board meeting notice requirements, one can argue that it applies to all Board meetings where contracts will be considered. On the other hand, since associations are not required to “provide” Owners with notice of most Board meetings (just post

notice 48 hours in advance, and website posting for 150 or more Unit condos) the argument can also be made that this new requirement modifies the previous sentence related to Board special assessment meetings. In other words, this interpretation means that contracts to be “provided” to Owners by the Board with notice of the Board meeting only apply to Board meetings where special assessments will be considered and contracts approved at the same meeting.

In addition to being unclear, the new requirement is ill-conceived. For example, a typical contract for a large construction or renovation project often involves hundreds of pages of engineering requirements, specifications and drawings, lengthy AIA form contracts, and the like. What is the point of “providing” all this information to all Owners? They have the right to inspect these documents if they wish, which most don’t.

Does the Association have to post these contracts with the posted notice as part of “providing” the contracts? In many cases, that may be physically impossible. It seems that use of a website may be the best option.

Official Records Inspection

There are some minor and major changes, effective July 1, 2024:

The law will now require the Association to provide a checklist of documents that have been provided for inspection to the Owner, as well as those which were not, in connection with a records inspection.

The new law permits an association to direct an Owner to its website if the records are posted there, in lieu of physical inspection. This would apply to associations that are currently not mandated to have a website, but have one nonetheless, as well as communities with 150 units or more.

New Section 718.111(12)(c)2. of the Florida Condominium Act will now provide:

A director or member of the board or association or a community association manager who knowingly, willfully, and repeatedly violates subparagraph 1. [which relates to allowing owners to inspect records] commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, and must be removed from office and a vacancy declared. For purposes of this subparagraph, the term “repeatedly” means two or more violations within a 12-month period. (emphasis added)

Criminalizing conduct in condominium administration, which is not otherwise related to a crime itself (such as embezzlement), is a first in the 60-year history of Florida condominium laws. In a state that holds itself out as anti-regulation and free market oriented, this is quite unexpected.

While meaningful penalties against associations who intentionally violate Owner rights should be part of the law, I fear this will be weaponized by some.

Hurricane Shutters and Hurricane Protection

Our Firm had a significant hand in drafting the original version of these proposed changes several years ago, with the intent of bringing some clarity to a very badly written statute on hardening buildings. Unfortunately, that effort languished in the legislative mire, and when it finally emerged this year, it had been severely butchered. Some of the good changes we worked for are included, and we will be addressing those in more detail in our forthcoming Legislative Guidebook.

Today, I would like to point out two provisions of the statute which were not part of my group's efforts, which we opposed, but which are nonetheless part of the new law. As of July 1, 2024, new Sections 718.113(5)(d) and (e) of the Florida Condominium Act provide:

(d) A unit owner is not responsible for the cost of any removal or reinstallation of hurricane protection, including exterior windows, doors, or other apertures, if its removal is necessary for the maintenance, repair, or replacement of other condominium property or association property for which the association is responsible. The board shall determine if the removal or reinstallation of hurricane protection must be completed by the unit owner or the association. If such removal or reinstallation is completed by the association, the costs incurred by the association may not be charged to the unit owner. If such removal or reinstallation is completed by the unit owner, the association must reimburse the unit owner for the cost of the removal or reinstallation or the association must apply a credit toward future assessments in the amount of the unit owner's cost to remove or reinstall the hurricane protection.

(e) If the removal or reinstallation of hurricane protection, including exterior windows, doors, or other apertures, is the responsibility of the unit owner and the association completes such removal or reinstallation and then charges the unit owner for such removal or reinstallation, such charges are enforceable as an assessment and may be collected in the manner provided under s. 718.116.

I am unable to conclude how these two provisions do not directly conflict with each other.

When major building restoration/renovations are done, hurricane shutters (though not specifically mentioned, are contained within the new definition of "hurricane protection") installed by Owners often have to be removed and reinstalled. In many cases they are very old and fall apart when disassembled.

The general default position of the law and most Declarations has historically been that if an Owner improves the property with an "after-market add-on," such as hurricane shutters, the cost and risk of removal and reinstallation in connection with Association maintenance fall on the Unit which benefits from the improvement. This change appears to turn that on its head. Or does it?

The second new provision, subsection (e), apparently recognizes that there are situations where Owners may still be responsible for these costs, but does not grant us the favor of telling us what they are. It is certainly plausible to argue that if the Declaration places this cost on the Owner, then subsection (e) applies.

While this is not a pending or urgent issue for many associations, it is a financially significant issue that will present itself at some point in time for most associations. My advice here is to have counsel review your current Declaration, provide further analysis of the statute, and determine if

the Declaration currently provides sufficient protection for the Association or should be amended to do so.

Structural Integrity Reserve Study (“SIRS”)

There were not any significant substantive changes to this law in 2024. For condominiums operating buildings of 3 stories or more, associations must, in general, have the SIRS completed by December 31, 2024 (there are exceptions for buildings which are closed by government order due to hurricane or other damage, and a two-year extension for associations who must complete their milestone inspection in the 1/1/25-12/31/26 time window).

The changes in this area deal primarily with disclosure, and are as follows, cited verbatim from the statute:

Within 45 days after receiving the structural integrity reserve study, the association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available for inspection and copying upon a written request. Distribution of a copy of the study or notice must be made by United States mail or personal delivery to the mailing address, property address, or any other address of the owner provided to fulfill the association’s notice requirements under this chapter, or by electronic transmission to the e-mail address or facsimile number provided to fulfill the association’s notice requirements to unit owners who previously consented to receive notice by electronic transmission.

Within 45 days after receiving the structural integrity reserve study, the association must provide the division with a statement indicating that the study was completed and that the association provided or made available such study to each unit owner in accordance with this section. The statement must be provided to the division in the manner established by the division using a form posted on the division’s website.

Year End Financial Reports

In general, and subject to any heightened requirements of the Condominium Documents, condominium associations must provide (or provide notice of availability of) year-end financial statements no later than 120 days from the close of the fiscal year. The level of required report is as follows, based on revenue:

An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.

An association with total annual revenues of at least \$300,000, but less than \$500,000, shall prepare reviewed financial statements.

An association with total annual revenues of \$500,000 or more shall prepare audited financial statements.

An association with total annual revenues of less than \$150,000 shall prepare a report of cash receipts and expenditures.

The law allows Unit Owners to take a vote, prior to the end of the fiscal year, to “waive down” to a lower-level financial report. For a short period of time, the law limited waiver votes to 3 consecutive years, but that was repealed several years ago.

The new statute provides (addition to the statute is underlined):

If approved by a majority of the voting interests present at a properly called meeting of the association, an association may prepare:

A report of cash receipts and expenditures in lieu of a compiled, reviewed, or audited financial statement;

A report of cash receipts and expenditures or a compiled financial statement in lieu of a reviewed or audited financial statement; or

A report of cash receipts and expenditures, a compiled financial statement, or a reviewed financial statement in lieu of an audited financial statement.

Such meeting and approval must occur before the end of the fiscal year and is effective only for the fiscal year in which the vote is taken. An association may not prepare a financial report pursuant to this paragraph for consecutive fiscal years. ...

This is another poorly written piece of the new law and it is hard to make sense of. I “think” the “intent” was that statutory default level reports will be required at least every other fiscal year.

For example, if an association has a \$700,000.00 budget, they would default to the requirement for a year-end audit. However, a majority of the Owners could vote to “waive down” to a review, a compilation, or a statement of cash receipts and expenditures. Under previous law, this “waive down” vote could be taken every year. Under this law, if this is what it means, the “waive down” vote cannot be taken in consecutive fiscal years meaning that our hypothetical association would be required to have an audit at least every other year.

If this is what the statute means, this is a big change. Stay tuned.

Electronic Voting

In a seemingly minor but potentially substantial change, the law will provide, effective July 1, 2024 (new language in the statute is underlined):

This section applies to an association that provides for and authorizes an online voting system pursuant to this section by a board resolution. If the board authorizes online voting, the board must honor a unit owner’s request to vote electronically at all subsequent elections, unless such unit owner opts out of online voting. The board resolution must provide that unit owners receive notice of the opportunity to vote through an online voting system, must establish reasonable procedures and deadlines for unit owners to consent, electronically or in writing, to online voting, and must establish reasonable procedures and deadlines for unit owners to opt out of online voting after

giving consent. Written notice of a meeting at which the resolution will be considered must be mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the condominium property or association property at least 14 days before the meeting. Evidence of compliance with the 14-day notice requirement must be made by an affidavit executed by the person providing the notice and filed with the official records of the association.

See my further comments on this below.

Other Changes

HB 1021 made many other changes to the Condominium Act, some substantial, some relatively minor. We will be analyzing these in greater detail in our forthcoming Legislative Guidebook, but these do not require any immediate action on the Association's part, unless you have a pending matter directly related to these topics.

Here is a listing of some of those changes:

Substantial obligations have been placed on licensed community association managers and management firms, including penalties for not turning over official records, conflict of interest disclosures and related company restrictions.

Imposition of felony level criminal culpability for the acceptance of "kickbacks."

Tweaks on how Owner e-mail privacy must be dealt with.

Addition of several new items that must be kept by an association as part of the official records of the association including: 1) all invoices, transaction receipts, or deposit slips that substantiate any receipt of expenditure of funds by the association; 2) a copy of all building permits; and 3) a copy of all satisfactorily completed Board member educational certificates.

A requirement to keep official records in an "organized fashion" and make a good faith effort to retrieve/recreate records that have been lost or destroyed.

Permitting use of a "mobile app" in lieu of a website as a means of making records available to Owners.

Criminalization of improper use of debit cards (not clear why this is necessary since associations are not permitted to use debit cards anyway).

Establishment of a list, like that added to the homeowners' association statute last year, establishing "fraudulent voting activities relating to association elections" and the establishment of criminal penalties for same.

Expansion of the statute of limitations (technically the "statute of repose") for pursuing construction defect claims against a developer or other party (this change is a positive one).

Prohibiting "retaliatory conduct," including threats of legal action, for various Owner exercises of their expression of opinions and redressing grievances.

Prohibiting the expenditure of Association funds to sue for libel or slander.

A requirement to notify Unit Owners of the suspension of their voting rights.

Some developer-oriented changes including sales deposit escrow requirements and some substantial changes regarding existing law on mixed-use condominiums, particularly the development of "lollipop" condominiums where the condominium portion of the building starts above the ground floor.

What The Board Needs To Do On An Immediate Basis

The Association will have a year and a half to address the mandatory website requirements and Board members elected before July 1, 2024 will have a year to address the new mandatory education requirements.

The issues that I believe the Board needs to consider on an immediate basis are the following.

Board Meetings

These changes, outlined above, need to be implemented on an immediate basis. If I have drafted a "Meeting Participation Policy" for your Association, which I have for many of my clients, I would

advise you to authorize me to update to comply with the new statute. If the Association does not have such a policy, I would strongly suggest adopting one.

Records Access

This also needs to be addressed on an immediate basis. If I have drafted your records access policy, or if you do not have one, I reiterate my recommendation above.

SIRS

It is important to comply with the law in general and provide the SIRS to the Owners and the State within the 45-day timeframe required by the statute. If you already have your SIRS completed, the law does not address your situation, but I am advising clients to comply within 45 days of the effective date of the new law (July 1, 2024) i.e., by Thursday, August 15, 2024.

Electronic Voting

This is a tough one. Although e-voting got off to a slow start after first being authorized in 2015, it has clearly become a mainstay of the condominium association voting landscape. The procedure to authorize electronic voting is unnecessarily complicated, including the requirement that it be authorized by the Board at a meeting which is noticed 14-days in advance both by posting and actual notice to the Owners.

The problem with the new law is that once the Board authorizes electronic voting, it is obligated to make an e-voting platform available in every election. There may be reasons why an association might choose not to use e-voting in a particular election, for example an error in the notice forms that did not accurately disclose the required materials.

I have not settled in my own mind what the various approaches to this are, nor what their pros and cons may be, as the ink is barely dry on these new laws.

I would encourage the Association to take this issue under advisement and reach out to me if you would like to discuss further.

In addition, if the Board has authorized electronic voting, the law now specifically states that you must also allow Owners to consent “electronically” which can include via e-mail. This was already authorized by the Division’s administrative rules but has now been codified in the statute.

We will soon have completed our annual Legislative Guidebook that will provide greater detail on these changes. In the interim, if you have questions do not hesitate to call or send me an email.

Very truly yours,

Jane L. Cornett

Office Managing Shareholder

Stuart

Becker

ENROLLED

CS/CS/HB 1203, Engrossed 1

2024 Legislature

901 detection, arrest, trial, or punishment.

902
903 This subsection does not apply to a licensed attorney giving
904 legal advice to a client.

905 Section 9. Subsection (3) of section 720.3075, Florida
906 Statutes, is amended, and paragraph (c) is added to subsection
907 (4) of that section, to read:

908 720.3075 Prohibited clauses in association documents:—

909 (3) Homeowners' association documents, including
910 declarations of covenants, articles of incorporation, or bylaws,
911 may not preclude:

912 (a) The display of up to two portable, removable flags as
913 described in s. 720.304(2)(a) by property owners. However, all
914 flags must be displayed in a respectful manner consistent with
915 the requirements for the United States flag under 36 U.S.C.
916 chapter 10.

917 (b) A property owner or a tenant, a guest, or an invitee
918 of the property owner from parking his or her personal vehicle,
919 including a pickup truck, in the property owner's driveway, or
920 in any other area at which the property owner or the property
921 owner's tenant, guest, or invitee has a right to park as
922 governed by state, county, and municipal regulations. The
923 homeowners' association documents, including declarations of
924 covenants, articles of incorporation, or bylaws, may not
925 prohibit, regardless of any official insignia or visible

ENROLLED

CS/CS/HB 1203, Engrossed 1

2024 Legislature

926 designation, a property owner or a tenant, a guest, or an
927 invitee of the property owner from parking his or her work
928 vehicle, which is not a commercial motor vehicle as defined in
929 s. 320.01(25), in the property owner's driveway.

930 (c) A property owner from inviting, hiring, or allowing
931 entry to a contractor or worker on the owner's parcel solely
932 because the contractor or worker is not on a preferred vendor
933 list of the association. Additionally, homeowners' association
934 documents may not preclude a property owner from inviting,
935 hiring, or allowing entry to a contractor or worker on his or
936 her parcel solely because the contractor or worker does not have
937 a professional or an occupational license. The association may
938 not require a contractor or worker to present or prove
939 possession of a professional or an occupational license to be
940 allowed entry onto a property owner's parcel.

941 (d) Operating a vehicle that is not a commercial motor
942 vehicle as defined in s. 320.01(25) in conformance with state
943 traffic laws, on public roads or rights-of-way or the property
944 owner's parcel.

945 Section 10. Subsection (3) of section 720.3085, Florida
946 Statutes, are amended to read:

947 720.3085 Payment for assessments; lien claims.—

948 (3) Assessments and installments on assessments that are
949 not paid when due bear interest from the due date until paid at
950 the rate provided in the declaration of covenants or the bylaws

Response from Jane Cornett 6/3/24 regarding truck parking:

Yes, the new HOA laws found in HB 1203 were signed by the Governor (either Friday or Saturday) and go into effect July 1.

There is a valid legal argument that the requirement that trucks be permitted does not apply to Conquistador as it is a retractive impairment of the existing contractual rights of owners to regulate their community. HOA law did not come into existence until 1992, long after Conquistador was created. That approach would mean that you would still keep your parking rules.

However, it is highly likely that truck owners are not going to just agree, and you may find yourselves faced with a challenge. And it will be probably a year or more before such a case can make its way through the courts and we see how judges feel about this legal theory. The legal idea is that since your documents **do not** make reference to FS 720 then your community is **not** subject to substantive changes to the law. If the change to the law is just on procedure (such as how to conduct an election), then the law as it changes does apply but changes to the law that impact substantive rights do not apply. It is generally accepted that the right to regulate parking is a substantive right but since a change of this nature has not occurred before (except as applies to vehicles for law enforcement which is a public safety issue) we don't know how judges will react. Is the board willing to be a test case? Some clients have said they think it is time to accept well maintained trucks and now focus on revisions to their rules on appearance. Another client has decided to put the rule against trucks **on "hold"** until they see how other communities act. And some have said they plan to fight. If the board wants a more complete explanation of the legal theory just let me know.

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: Peggy Bach

Project Property Address: 1805 SE El Pinar Ln, Stuart, FL 34996

Phone: 706-726-9616

Email: IMTONKA@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 checked="" type="checkbox"/> Generator | <input checked="" 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 / Fascia |
| <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 type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

install 18KW generator and in-ground LP Tank

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: X PM Bach

Date: 6-10-24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 7/16/24

By: Renee D. Anthony

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: 7/16/24

By: Renee D. Anthony

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s): _____

Peggy Bach Proposal

1561

5/23/2024

Prepared For:

Peggy Bach

1805 SE El Pinar Lane, Stuart, FL 34996

+1 706 726 9616

imtonka@gmail.com

Prepared By:

Dominic Maturo

Alternate Power Solutions

561 906 5434

dmaturo@altpowerfl.com



About Alternate Power Solutions:

Alternate Power Solutions, a division of Static Electric Company, has been servicing Palm Beach and its surrounding counties for over 35 years! We are experts in the design and installation of automatic standby generators. We are State Licensed Electrical and Gas Contractors. We enjoy an A+ rating with the Better Business Bureau. We have achieved a high approval rating on Angie's List. We are insured for 3M liability, property damage with completed work opps with an A+ rated carrier. We employ factory certified technicians and installers. All work will be done by trained professionals. All work is guaranteed and backed by our fine reputation.

ELECTRICAL CONTRACTOR LICENSE - EC13002031

GAS CONTRACTOR LICENSE - 24513

Office: 561-242-8869

Website: Alternate-Power-Solutions.com

Primary Install

Location:

Generator to be located on right side of house, directly across from FPL meter, just passed walkway. LP tank to be located in front yard, just right of driveway, approx. 25 ft from generator.

Whole House

Whole House: Turnkey installation of an automatic standby generator. Generator will restore power to the entire residence using digital load shed technology. Higher power draw items such as the range, hot water heater and clothes dryer may automatically shut down as not to overload the generator.

1600 sqft/ 1 AC/ Needs LP

Generac 18kw Air-Cooled Generator Kit

1

Generac 18kw Air-cooled Generator (Guardian Series 3600 RPM) with Aluminum Enclosure, (1) 200 AMP SE Automatic Transfer Switch, (not CUL) with professional installation up to 15'. Includes load shed management system with all estimated load shed modules. Includes engineering, preparation of permit documents, engineered pre-cast concrete pad and battery. Includes complete start up, including customer orientation on proper care and use of generator. Includes HOA/POA submittals if applicable. Includes standard 5 year manufacturer warranty unless indicated elsewhere in this quotation.

500 Gallon Underground Propane Tank

1

New LP gas supply with new 500 gallon LP tank. Includes engineering, inspections, regulators, flex connections, startup and testing. Limited 1 year factory warranty on tank. **Propane fill is not included.**

Permit Fees Excluded

Permit fees are not included in contract total. Fees will be added and billed separately once applied for. Please note this covers all recording and municipal fees including building, gas and electric permit fees as well as any fees required by the Health Department or when applicable architectural review or historic review fees.

Notes

1

- Includes Free extended warranty, Free 1 year maintenance plan, and Free generator monitor.
- Property survey needed to confirm LP tank location.
- LP tank to encroach into planter. Customer to replace landscaping needed after install.

Subtotal	\$19,485.00
Cash Discount	-\$1,000.00
Additional Discount	-\$1,500.00
Referral Credit	\$0.00

Total Standard Services \$16,985.00

Optional items

Item	List Price	Price	Discount	Qty.	Total
✓ WiFi Monitor 808	\$0.00	\$0.00	\$0.00	1	\$0.00
WiFi Monitor					
✓ Air Cooled 7 Year Extended Warranty 701	\$695.00	\$695.00	-\$695.00	1	\$0.00
Generac Manufacturer 7 Year Extended Warranty - Air Cooled. Warranty covers 7 years parts and labor. Can be purchased within 12 months of end-user purchase date, which is considered start date. Unit must be registered to be applied.					
Mobile Link Cellular 4G LTE Monitor 707	\$350.00	\$350.00	\$0.00	1	-
The Mobile Link Cellular 4G LTE Device is easy to use and works in tandem with our cellular partner, Verizon, for broad coverage and more reliable connections. This 4G LTE network also delivers faster download speeds, enabling automatic generator system upgrades over the air and faster delivery of generator condition notifications. The device pairs with our Mobile Link monitoring service, giving homeowners and our dealer partners frontline access to critical information about their generator's status 24/7 - for enhanced peace of mind.* Annual subscription required. +\$350/year for cellular and monitoring fees.					
✓ Semi Annual Air Cooled Maint Plan 801	\$449.88	\$449.88	-\$449.88	1	\$0.00
Semi-Annual Maintenance Plan for Air Cooled Units. Provides two services per year. One major service and one minor service approximately six months apart.					
* Appliance Stub Up 806	\$350.00	\$350.00	\$0.00	1	-
Add appliance stub up for gass appliance. Additional gas line needed to be added to price.					
Total					\$0.00

Total Standard & Optional Items: \$16,985.00

Terms and Conditions:

CODE CORRECTIONS: Our sales quote includes a basic visual inspection of the existing electrical system and is not an extensive survey. Existing code violations may be uncovered along the way that may require correction for us to continue. Furthermore, the electrical and gas inspectors may uncover violations while inspecting the project. In any event, any code corrections are the sole responsibility of the customer. Any additional work required must be approved in writing in order for contract work to continue.

PERMITTING: Included are the permit drawings, engineering, inspections, and applications. PERMIT FEES UNKNOWN AT THIS TIME AND ARE A DIRECT PASS THROUGH TO THE CUSTOMER AND MUST BE PAID PRIOR TO THE FINAL INSPECTION.

If required, the cost of any unusual request from the municipality such as certified elevation certificate, as-built survey or signed and sealed plans or engineering is the responsibility of the Customer and require a change order.

PLACEMENT: Please be aware that while we do our best to determine proper placement for your generator and/or propane tank (if applicable). The placement is subject to change upon permit review by the Building Department of your municipality. Each community has particular setbacks and requirements that are frequently updated or revised, which may or may not affect the proposed placement of said generator and/or propane tank in order to meet the current requirements. Ultimately, the municipality dictates the final location.

FLOOD ELEVATION: Local municipalities may require an elevation certificate and may require that the generator be raised above the minimum flood elevation. Provided this elevation is greater than the existing elevation at the generator location the generator may need to be elevated. A raised generator pad may be required in order to elevate the generator above the flood level. Any elevation of the generator is not included in this quote unless stated otherwise and will require a change order.

NATURAL GAS: (If applicable) The existing gas meter and lines may or may not provide adequate gas volume required for the generator. Your natural gas provider may need to upgrade the gas meter or increase the gas pressure. While there is typically only a minimal charge to upgrade the meter, there may be associated fees with adding gas regulators at the appliances. Please be aware that the potential utility fees are not included in our proposal and will be the responsibility of the customer.

PROPANE TANK: (If applicable) Once the LP tank is installed underground it must be filled promptly in order to prevent the tank from floating in the case of heavy rain or rising underground water levels. We prefer to schedule the gas fill ourselves using one of our vendors and billing the customer for the cost of the gas. Provided the customer chooses to arrange the gas fill, the customer will be responsible for tank floating and any associated cost. Provided Customer authorizes Alternate Power to supply the gas, Customer must reimburse Alternate Power within 15 days or prior to final inspection whichever occurs first.

CUSTOMER RESPONSIBILITIES: Customer is responsible for removing any landscaping or other obstacles that may interfere with the placement of the generator including capping or adjusting sprinklers prior to the date of installation. Generator and electrical equipment require a minimum three feet of clearance around the generator. This must be completed prior to final inspection.

Customer is responsible for re-routing any gutters that interfere with the installation of the generator.

Customer is responsible for sealing and/or re-routing any openings into house within 10' of generator including but not limited to soffit and dryer vents. Any windows within 10' of generator must be inoperable or operable windows must be replaced with inoperable windows. Customer responsible for screening the generator from view with landscaping or fencing. This is to be done after the generator is set and must be a minimum of three feet from the generator (five feet for fencing) per local codes and manufacturer recommendations. Customer responsible for applying for and/or submitting any required documentation for manufacturer promotions. Manufacturer promotions are between the Customer and the Manufacturer.

SURVEY: The customer is responsible to provide an up-to-date, certified copy of a Boundary Survey for his/her property to the office upon signing the proposal. In the event that the customer does not have the Survey, our office can request a copy of the Survey that is on file with the Building and Records Department of the municipality. It is not guaranteed that the Survey on record and provided by the municipality will meet the current requirements, in which case, the customer is responsible to obtain an acceptable Survey. Our company can request a new survey be created upon customer request, at which time, the customer will be responsible for the associated cost.

DISCOUNT: In the event that a customer is granted a "Cash Discount" with a proposal total, it is understood that payment will be remitted via cash or check by the customer for each portion of the proposal when due. Should a customer need or decide to pay by credit card or through financing of any sort, the "Cash Discount" will become null and void and the customer is responsible to pay the full proposal amount.

HOA: When applicable, we will assist in providing the necessary documents for the customer's HOA reviewal board. It is the customers responsibility to provide the association's name and contact information. The customer is responsible to remit any HOA application fees or deposit requirements. These fees are not listed or included in the proposal our company presents to the customer. Please be advised that some HOA's will not accept any communication from a sub-contractor, only the home-owner, in which case we will provide to the customer any requested documents needed for HOA approval, but will need the assistance of the customer to follow-up on the approval status.

SOUND TEST: In the event a sound test is required, the customer is responsible for providing and installing additional sound barrier as not to exceed the maximum sound levels.

EXCLUDES: Removal or replacement of any trees, shrubs, sod, mulch, pavers, hardscape or fencing. Restoration of sheetrock, stucco, plaster, patching for painting due to normal installation methods.

DEPOSIT: Customer agrees that any deposit and the signed contract shall be deemed to be a guaranty by Customer of the full and complete performance of each and all terms, covenants and agreements to be performed by Customer hereunder. In the event of any breach by Customer thereof, said deposit will be credited against any damages, cost, or expenses incurred by Alternate Power Solutions as a result of such breach. In addition, if the contract for any reason is canceled by the Customer, there will be a 10% restocking fee of the total invoice. Custom ordered equipment is nonrefundable, and Customer agrees to pay all expenses plus a 20% service fee for work and material that has been ordered.

EXCAVATION: Installers are not responsible for damage to underground utilities such as, but not limited to sprinkler lines, water lines, sewer lines and cable lines unless accurately identified prior to excavation. Additional charges may apply if rock or roots are encountered during the excavation process of the propane tank. Customer responsible for any additional charges if excavation equipment cannot be used due to trees, landscaping or fencing impediments. Additionally note that when excavating, sod is removed and when possible placed back. Depending on sod and weather conditions, this is not always feasible. In the event new sod it required this would be the responsibility of the customer

WI-FI MONITORING: Your Generac Generator may come equipped with a Mobile Link device that uses your Wi-Fi signal to monitor your generator. We will assist in the initial setup of the device. Please be advised that the Mobile Link device may or may not be a reliable source and is not the preferred monitor system for our customers. Our company cannot guarantee the accuracy or dependability of the Mobile Link device, nor commit to assist with the functionality should you experience an issue at time of setup or after.

UNFORESEEN CONDITIONS: Provided gas or electric installations require relocation due to unforeseen conditions additional charges will apply. This includes but not limited to; underground power lines, underground sewer lines, underground water lines, and underground cable lines. Customer may choose to relocate underground lines at Customer's expenses or relocate the equipment to another location in which case additional cost may apply. Provided no alternate location exist, Customer may cancel contract in accordance with the contract terms.

FAILURE TO DELIVER: Customer releases and discharges Alternate Power Solutions from all liability or damages including consequential and special damages which

might be caused by Alternate Power Solutions' failure or inability to deliver any Equipment by any specified date.

FORCE MAJEURE: Customer hereby agrees and acknowledge that Alternate Power Solutions will not in any way be responsible for any acts, occurrences, or events that are caused by some third party or act of nature, including but not limited to, Customer, that may affect, disrupt, or terminate this Agreement and thereby prevent Alternate Powers Solution's employees from performing the services contemplated hereunder.

All agreements and installation timelines are contingent upon strikes, supply chain issues, accidents, weather conditions, and building department delays beyond our control.

DEFAULT: Should Customer in anyway fail to perform, observe, or keep any provision of this Agreement, Alternate Power Solutions' may at its option do any or all of the following: (a) terminate this agreement; (b) declare the entire sale immediately due and payable and commence legal action; therefore, (c) retake possession of the Equipment, or (d) pursue any other remedies available by law.

REPOSSESSION OF EQUIPMENT: In the event of any actual or anticipatory breach by Customer, Alternate Power employees or agents may without notice or legal process, go upon Customer's property and take all action necessary to repossess the Equipment. Customer grants Alternate Power Solutions a limited license for ingress and egress upon customer's real property for the purposes of repossession of sold Equipment and waives all claims for damages and losses, physical or pecuniary, caused thereby, and shall pay all costs and expenses incurred by Alternate Power Solutions for retaking the Equipment.

ARBITRATION: All legal dispute between the customer and Alternate Power Solutions, by signing this contract, is agreed that these matters will be handled and resolved through a third-party arbitrator. The Arbitrator's decision is final and binding.

FLORIDA LAW: Any disputes or legal action shall be governed under the laws of the State of Florida, and shall be heard in a tribunal in Palm Beach County.

AUTHORITY TO SIGN: Any individual signing this contract represents and warrants that he or she is of legal age, and has the authority and power to sign this agreement as or for the Customer.

WARRANTY: All labor and material provided by Alternate Power is warranted for one year from date of startup. This warranty is aside from the manufacturer warranty which is indicated in the contract.

VERBAL: Please be aware that any revisions, verbal agreements, or specific criteria discussed or requested by the customer to the representative in regard to the proposal MUST be included in the proposal or listed herein, or will be considered null and void. It is the customer's responsibility to ensure that nothing outside of the proposal has been promised and that any imperative information to this installation has been noted in the proposal.

FPL DISCONNECT RECONNECT: Some projects that do not have a main breaker before the electrical panel will require an FPL Disconnect Reconnect. This FPL process is scheduled through FPL and at the sole discretion and availability of FPL. During the installation of the transfer switch the power will need to be shut off to work safely. FPL disconnect may require the power to be off for up to eight hours.

PROJECT ACCESS: Customer is responsible for providing access (including security gates) during normal business hours (7:00 AM to 7:00 PM) to property from time of contract to final inspection. Final electric inspections may require access for an entire day (7:00 AM to 5:00 PM) as they are contingent upon building department schedules. FAILURE TO PROVIDE ACCESS (WITHOUT 24 HOUR NOTICE) WILL RESULT IN A \$200 RESCHEDULING CHARGE.

REINSPECTION'S CAUSED BY OTHERS WILL RESULT IN A \$200 REINSPECTION FEE.

PAYMENT TERMS: 25% Deposit, 50% due upon delivery of generator, 20% due at start up, balance due at final inspection.

_____	Sales Mgr.
Dominic Maturro	Title
Alternate Power	
Solutions	
_____	Date
Company Name	

<u>Peggy Bach</u>	<u>Peggy BACH</u>
Peggy Bach	Owner
	<u>6-10-24</u>
	Date

10/14/18 kW

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

10/14/18 kW

1 of 6

INCLUDES:

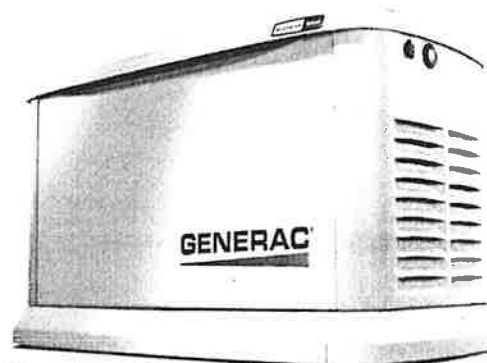
- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:
100 amp 16 circuit switch or
200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz
G007223-0, G007224-0, G007225-0 (Aluminum - Bisque) – 14 kW 60 Hz
G007226-0, G007228-0 (Aluminum - Bisque) – 18 kW 60 Hz



QUIET TEST



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED** ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **SYSTEM TORSIONAL TESTED** ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC
PROMISE



*Based on a 100,000 hour service life expectancy

10/14/18 kW**Features and Benefits****Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Select the operating mode and provide easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power is delivered to the home.

Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

10/14/18 kW**Features and Benefits****Installation System**

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.

Meets IFGC and NFPA 54 installation requirements.

Connectivity

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for your specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

Specifications

Generator

Model	G007171-0, G007172-0 (10 kW)	G007223-0, G007224-0, G007225-0 (14 kW)	G007226-0, G007228-0 (18 kW)
Rated maximum continuous power capacity (LP)	10,000 Watts*	14,000 Watts*	18,000 Watts*
Rated maximum continuous power capacity (NG)	9,000 Watts*	14,000 Watts*	17,000 Watts*
Rated voltage		240	
Rated maximum continuous load current – 240 volts (LP/NG)	41.7 / 37.5	58.3 / 58.3	75.0 / 70.8
Total Harmonic Distortion		Less than 5%	
Main line circuit breaker	45 Amp	60 Amp	80 Amp
Phase		1	
Number of rotor poles		2	
Rated AC frequency		60 Hz	
Power factor		1.0	
Battery requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit weight (lb/kg)	338/153	385/175	420/191
Dimensions (L x W x H) in / cm		48 x 25 x 29 / 121.9 x 63.5 x 73.7	
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	61	65	65
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57	55	55
Exercise duration		5 min	

Engine

	GENERAC G-Force 400 Series	GENERAC G-Force 800 Series
Engine type	1	2
Number of cylinders	460 cc	816 cc
Displacement		Aluminum w/ cast iron sleeve
Cylinder block		Overhead valve
Valve arrangement		Hydraulic
Lifter type	Solid	
Ignition system		Solid-state w/ magneto
Governor system		Electronic
Compression ratio		9.5:1
Starter		12 VDC
Oil capacity including filter	Approx. 1.1 qt / 1.0 L	Approx. 2.2 qt / 2.1 L
Operating rpm		3,600
Fuel consumption		
Natural Gas	ft ³ /hr (m ³ /hr)	
	1/2 Load	101 (2.86)
	Full Load	127 (3.60)
Liquid Propane	ft ³ /hr (gal/hr) [L/hr]	
	1/2 Load	36 (0.97) [3.66]
	Full Load	54 (1.48) [5.62]
		195 (5.52)
		256 (7.25)
		65 (1.81) [6.87]
		112 (3.07) [11.61]
		62 (1.70) [6.45]
		110 (3.02) [11.44]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7.0 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2,500 (LP) or ft³/hr x 1,000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure, Weekly, Bi-Weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility voltage loss/Return to utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future set capable exerciser/Exercise set error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). **Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

Switch Options

10/14/18 kW

Limited Circuits Switch Features

- 16 space, 24 circuit. Breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1 in standard, tandem, GFCI, and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.

Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
cm	67.94	76.43	26.67	34.18	17.54

Wire Ranges

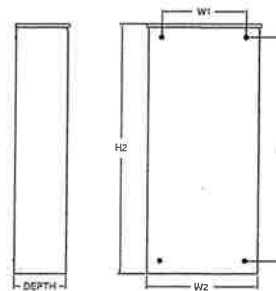
Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14

Model

	G007172-0 (10 kW)	G007224-0 (14 kW)
No. of poles		2
Current rating (amps)		100
Voltage rating (VAC)		120 / 240, 1Ø
Utility voltage monitor (fixed)*		
-Pick-up		80%
-Dropout		65%
Return to utility*		Approx. 15 sec
Exercises bi-weekly for 5 minutes*		Standard
ETL or UL Listed		Standard
Total circuits available		24
Tandem breaker capabilities		8 tandems
Circuit breaker protected		
Available RMS Symmetrical		10,000
Fault Current @ 250 Volts		

*Function of Evolution controller

Exercise can be set to weekly or monthly



Service Rated Smart Switch Features

- Includes Smart A/C Management (SACM) module standard.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight large (240 VAC) loads can be managed with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.94	76.45	26.67	34.3	16.01

Wire Ranges

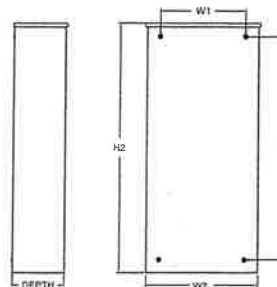
Conductor Lug	Neutral Lug	Ground Lug
400 MCM - #4	350 MCM - #6	2/0 - #14

Model

	G007225-0 (14 kW)	G007228-0 (18 kW)
No. of poles		2
Current rating (amps)		200
Voltage rating (VAC)		120/240, 1Ø
Utility voltage monitor (fixed)*		
-Pick-up		80%
-Dropout		65%
Return to utility*		15 sec
Exercises bi-weekly for 5 minutes*		Standard
ETL or UL Listed		Standard
Enclosure type		NEMA/UL 3R
Circuit breaker protected		22,000
Lug range		250 MCM - #6

*Function of Evolution Controller

Exercise can be set to weekly or monthly



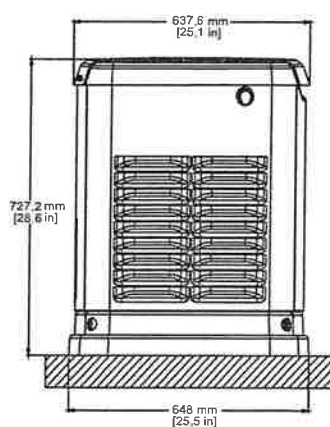
10/14/18 kW

Available Accessories

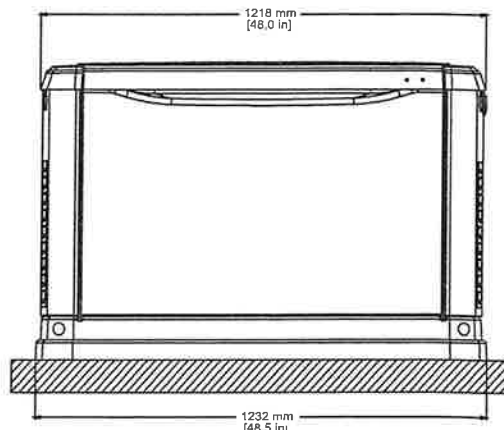
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006482-0 – 10 kW G007216-0 – 14 / 18 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amps) G007006-0 (100 amps)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 (4G LTE) G007170-0 (Wi-Fi/Ethernet)	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

Dimensions & UPCs

Model	UPC
G007171-0	696471074680
G007172-0	696471074673
G007223-0	696471082548
G007224-0	696471082555
G007225-0	696471082562
G007226-0	696471082579
G007228-0	696471082586



LEFT SIDE VIEW



FRONT VIEW

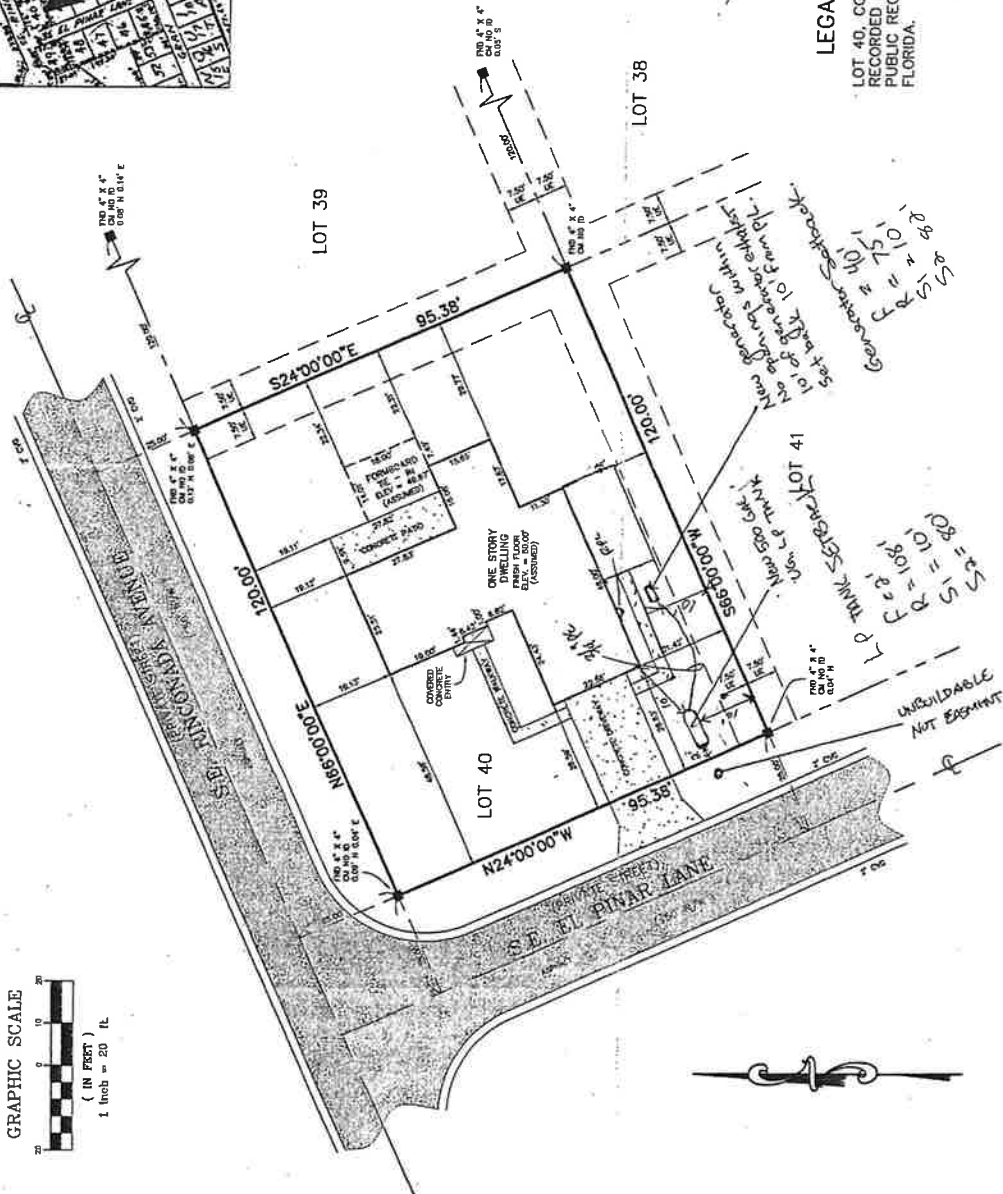
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

[illegible]

EXAMIN	DATE	JOB NO.	SHEET
S.J.B.	01/29/2015	6619-01-01	ONE
GOOD	SCALE		
S.J.B.	1" = 20'		
			OF ONE SHEETS



LOT 39



LOT 40, CONQUISTADOR ESTATES, AS
RECORDED IN PLAT BOOK 6, PAGE 100,
PUBLIC RECORDS OF MARTIN COUNTY,
FLORIDA.

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights—of way of record.
3. All bearings are referenced to the Southerly line of subject property, plat^d as S 68°00'00" W, all others relative hereto.
4. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C-0165Z, dated 10/20/2002, locates the parcel in Zone "AE", base flood elevation 8.0 feet; subject to any scaling and interpolation factors associated with mapping of this type. The subject property is not in an area of special flood hazard as a courtesy. The flood zone is shown for information only.
7. Underground foundations & utilities not located unless shown.

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

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

1. PROPERTY ADDRESS: 1805 S.E. EL PINAR LANE
2. CERTIFIED TO:
- PEGGY BACH

[illegible]



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MATURO, ANTHONY J

ALTERNATE POWER SOLUTIONS
2771 VISTA PARKWAY SUITE F-4
WEST PALM BEACH FL 33411

LICENSE NUMBER: EC13002031

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

August 24, 2021

STATIC ELECTRIC COMPANY
2771 VISTA PKWY STE F4
WEST PALM BEACH, FL 33411-2736

SUBJECT: Registration Number: LI24513

The above-named business has complied with the registration requirements of Chapter 527, Florida Statutes. Each business location of a company must be licensed. All LP Gas licenses must be renewed annually, or take advantage of the new option to renew up to three (3) years. Any license that expires is considered to be inoperative and could be subject to penalties and/or fines.

Pursuant to Chapter 527, Florida Statutes, LP Gas licensees must present proof of licensure to any consumer, owner, or end user upon request when engaged in the business of servicing, testing, repairing, maintaining or installing LP Gas systems and/or equipment. A COPY OF THIS LICENSE SHOULD BE RETAINED FOR YOUR RECORDS.

For future correspondence, please make any needed corrections or changes to your business mailing address and/or your licensed location address and return the UPPER PORTION with corrections. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

Cut Here



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
(850) 921-1600
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No. **LI24513**
Issue Date: August 11, 2021
Expiration Date: August 31, 2024

POST CERTIFICATE
CONSPICUOUSLY

Liquified Petroleum Gas License LP Gas Installer

Chapter 527, Florida Statutes
Good for one location only
Any change in ownership of this Business renders this license Invalid

STATIC ELECTRIC COMPANY
DBA: ALTERNATE POWER SOLUTIONS
2771 VISTA PKWY STE F4
WEST PALM BEACH, FL 33411-2736

Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

October 6, 2021

MARGUERITE MCDERMOTT
STATIC ELECTRIC COMPANY
2771 VISTA PKWY STE F4
WEST PALM BEACH, FL 33411-2736

SUBJECT: Registration Number: LQ24364, Exams: M5, Expiration Date: October 20, 2024
STATIC ELECTRIC COMPANY LI24513

This Master Certificate is issued pursuant to Chapter 527, Florida Statutes. This certificate is valid only for the person and business licensed holder listed. Any changes to the Master status (such as transfer or termination of employment) must be reported to the Bureau of Compliance at (850) 921-1600 immediately.

The Master Certificate is valid only through the date noted on the Certificate. A notice of renewal will be sent in advance of your expiration date. A Master Certificate may be renewed if certification of a minimum of 16 (sixteen) hours continuing education is provided along with the renewal form. If training cannot be documented, an examination must be taken.

If there are any errors on the certificate, please submit all changes in writing to the department. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

Cut Here



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
(850) 921-1600
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: LQ24364
Issue Date: October 5, 2021
Expiration Date: October 20, 2024

Master Qualifier Certificate

This certificate is issued under the authority of Section 527.02, Florida Statutes.

MARGUERITE MCDERMOTT LI24513
STATIC ELECTRIC COMPANY
DBA: ALTERNATE POWER SOLUTIONS
2771 VISTA PKWY STE F4
WEST PALM BEACH, FL 33411-2736

Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

ACORD™**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

7/08/2024

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CBIZ Insurance Services, Inc. 3300 PGA Blvd, Suite 100 Palm Beach Gardens, FL 33410 561 683-8383		CONTACT NAME: Kim Buczek PHONE (A/C, No, Ext): 561 278-0448 FAX (A/C, No): E-MAIL ADDRESS: kbuczek@cbiz.com																						
INSURED Static Electric Company dba Alternate Power Solutions 2771 Vista Prkwy #F4 West Palm Beach, FL 33411		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :</td> <td>The Hanover Insurance Company</td> <td>22292</td> </tr> <tr> <td>INSURER B :</td> <td>Bridgefield Employers Insurance Co.</td> <td>10701</td> </tr> <tr> <td>INSURER C :</td> <td>Auto-Owners Insurance Company</td> <td>18988</td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	The Hanover Insurance Company	22292	INSURER B :	Bridgefield Employers Insurance Co.	10701	INSURER C :	Auto-Owners Insurance Company	18988	INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
INSURER A :	The Hanover Insurance Company	22292																						
INSURER B :	Bridgefield Employers Insurance Co.	10701																						
INSURER C :	Auto-Owners Insurance Company	18988																						
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 SUBR INSR 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 <input checked="" type="checkbox"/> AI-Primary&Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X X	ZHJ512311615	03/22/2024	03/22/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY		5405965900	09/13/2023	09/13/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0		UHJ512311215	03/22/2024	03/22/2025	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000 \$
B	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 N N/A	83052912	09/01/2023	09/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

Blanket Additional Insured, Blanket Waiver of Subrogation and Additional Insured-Primary and Non Contributory coverage apply when required by written contract. Worker's Compensation coverage includes Blanket Waiver of Subrogation when required by written contract.

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

Rosal Ann McGowan

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: Patricia Cobb

Project Property Address: 1800 SE St. Lucie Blvd 11-102

Phone: 845-489-8052

Email: pattiv-99@yahoo.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 checked="" 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:

Looking to simply replace sliders in my enclosed lanai
Anticipated Commencement Date: _____ 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: Patricia Cobb Date: 6/14/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date:

6/18/24

By:

Rene Dutheney

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:

6/18/24

By:

Rene Dutheney

Approved by ACB with Conditions

Date:

By:

Disapproved by ACB

Date:

By:

Explanation(s) / Comment(s)

COLE DAVID RESTORATION INC.

ESTIMATE

Cole Mueller
772-215-3721

ColeDavidRestoration@gmail.com
2447 N.E 17th Court
Jensen Beach FL. 34957

Patti Cobb
1800 SE ST. Lucie Blvd
Bad 11-102
845-489-8052
PattiV_99@yahoo.com

- Pull Permit
- Replace sliding glass doors on porch with CGI Sparta Impact
- ~~Frames~~- bronze aluminum
- ~~Glass~~- laminated impact with low-e energy shield max
- Re-buck openings to code
- Haul off debris

Windows/doors

84"x80" XX right active
73"x80" XX left active
89"x80" XX left active

Description	Quantity	Unit Price	Cost
Replace sliding glass doors on porch with CGI Sparta Impact			
Permit Fee			

3/18/24

Licensed and Insured
License# MC2000018

50% deposit for order

Priced for basic window installation. Any unforeseen conditions such as wood rot, stucco repair, drywall repair, painting ect. not included and will be discussed prior to corrections. All windows/doors are made to order and cannot be changed or returned after orders been placed. Heat strengthened glass commonly used in impact windows/doors can have some distortion and products abide by manufacturer/ASTM standard. Impact Sliding Glass Doors can have increased sill heights. Newer Impact windows/doors can have thicker frames which may decrease drywall returns or change interior/exterior wood returns. We can NOT guarantee interior/exterior trim will be salvageable. New trim is recommended if it needs to be removed and material cost is responsibility of homeowner. All windows and doors

Request for Taxpayer Identification Number and Certification

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

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

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. Cole David Restoration Inc		
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"/> 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) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) See instructions. 2447 N.E 17th Court	Requester's name and address (optional)	
6 City, state, and ZIP code Jensen Beach FL 34957		
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.

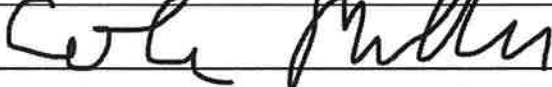
Social security number										
			-				-			
or										
Employer identification number										
4	6		-	4	3	2	8	9	9	9

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 ► 3/17/24
-----------	--	----------------

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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/11/2024

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 Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com																					
INSURED Cole David Restoration Inc 2447 NE 17th Ct Jensen Beach, FL 34957	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>State National Insurance Company, Inc.</td><td>12831</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	State National Insurance Company, Inc.	12831	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	State National Insurance Company, Inc.	12831																				
INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** 665413792**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 <input type="checkbox"/> OTHER:	X		NXTVPRPYDF-01-GL	09/24/2023	09/24/2024	<table><tr><td>EACH OCCURRENCE</td><td>\$1,000,000.00</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$100,000.00</td></tr><tr><td>MED EXP (Any one person)</td><td>\$15,000.00</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$1,000,000.00</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$2,000,000.00</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$2,000,000.00</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$1,000,000.00	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00	MED EXP (Any one person)	\$15,000.00	PERSONAL & ADV INJURY	\$1,000,000.00	GENERAL AGGREGATE	\$2,000,000.00	PRODUCTS - COMP/OP AGG	\$2,000,000.00		\$
EACH OCCURRENCE	\$1,000,000.00																				
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00																				
MED EXP (Any one person)	\$15,000.00																				
PERSONAL & ADV INJURY	\$1,000,000.00																				
GENERAL AGGREGATE	\$2,000,000.00																				
PRODUCTS - COMP/OP AGG	\$2,000,000.00																				
	\$																				
	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						<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
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 <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<table><tr><td>EACH OCCURRENCE</td><td>\$</td></tr><tr><td>AGGREGATE</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$	AGGREGATE	\$		\$								
EACH OCCURRENCE	\$																				
AGGREGATE	\$																				
	\$																				
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<table><tr><td>PER STATUTE</td><td>OTH-ER</td></tr><tr><td>E L EACH ACCIDENT</td><td>\$</td></tr><tr><td>E L DISEASE - EA EMPLOYEE</td><td>\$</td></tr><tr><td>E L DISEASE - POLICY LIMIT</td><td>\$</td></tr></table>	PER STATUTE	OTH-ER	E L EACH ACCIDENT	\$	E L DISEASE - EA EMPLOYEE	\$	E L DISEASE - POLICY LIMIT	\$						
PER STATUTE	OTH-ER																				
E L EACH ACCIDENT	\$																				
E L DISEASE - EA EMPLOYEE	\$																				
E L DISEASE - POLICY LIMIT	\$																				
A	Contractors Errors and Omissions	X		NXTVPRPYDF-01-GL	09/24/2023	09/24/2024	<table><tr><td>Each Occurrence:</td><td>\$25,000.00</td></tr><tr><td>Aggregate:</td><td>\$50,000.00</td></tr></table>	Each Occurrence:	\$25,000.00	Aggregate:	\$50,000.00										
Each Occurrence:	\$25,000.00																				
Aggregate:	\$50,000.00																				

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

The Certificate Holder is Conquistador condo XI. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDERConquistador condo XI
Cobb
1800 SE Saint Lucie Blvd
Stuart, FL 34996**LIVE CERTIFICATE**

Click or scan to view

CANCELLATION

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

Majority Bldg. 11
Approval

Fwd: Cobb Lanai Slider Replacement

Patti <pattiv_99@yahoo.com>

Fri 6/14/2024 2:12 PM

To: Bonnie Guenther <manager@conquistadorliving.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Stenseth <richardstensethrs24@gmail.com>

Date: June 14, 2024 at 2:02:53 PM EDT

To: pattiv_99@yahoo.com

Cc: patstenseth1@gmail.com, fitz44tiger@aol.com

Subject: Re: Cobb Lanai Slider Replacement

You have my yes

On Fri, Jun 14, 2024, 1:52 PM Patti <pattiv_99@yahoo.com> wrote:

Could someone please provide an ok for me to move forward with replacing my lanai doors as Bonnie says I need one more yes .

Thanks,

Patti

Sent from my iPhone

Begin forwarded message:

From: Bonnie Guenther <manager@conquistadorliving.com>

Date: June 14, 2024 at 1:36:41 PM EDT

To: Patti <pattiv_99@yahoo.com>

Subject: Re: Cobb Lanai Slider Replacement

I just need a majority of yeses from the Board. One more!

Bonnie Guenther, LCAM

Manager

Conquistador Homeowners' Association, Inc.

1800 SE St Lucie Blvd

Stuart, FL 34996

Office 772-283-2363 Ext 101

Fax 772-283-7785

manager@conquistadorliving.com

From: Patti <pattiv_99@yahoo.com>

Sent: Friday, June 14, 2024 1:34 PM

To: Bonnie Guenther <manager@conquistadorliving.com>

Subject: Fwd: Cobb Lanai Slider Replacement

Sent from my iPhone

Begin forwarded message:

From: jkoloskijr <jkoloskijr@optonline.net>

Date: April 6, 2024 at 1:01:32 PM EDT

To: Jim LaFrance <jlafranc@comcast.net>, Edward Anzlovar
<edanzlovar@gmail.com>

Cc: patti vala <pattiv_99@yahoo.com>, #108 Richard Stenseth
<richardstensethrs24@gmail.com>, Pat Stenseth

<patstenseth1@gmail.com>, Paul #303 <fitz44tiger@aol.com>

Subject: Re: Cobb Lanai Slider Replacement

I say yes also

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jim LaFrance <jlafranc@comcast.net>

Date: 4/4/24 10:07 AM (GMT-05:00)

To: Edward Anzlovar <edanzlovar@gmail.com>

Cc: patti vala <pattiv_99@yahoo.com>, #108 Richard Stenseth
<richardstensethrs24@gmail.com>, Pat Stenseth

<patstenseth1@gmail.com>, Paul #303 <fitz44tiger@aol.com>, jkoloskijr <jkoloskijr@optonline.net>

Subject: Re: Cobb Lanai Slider Replacement

Sent from my iPhone

On Apr 4, 2024, at 8:39 AM, Edward Anzlovar
<edanzlovar@gmail.com> wrote:

Patty I believe Van the contractor working on Mary's unit knows he has to fix yours. I say go ahead with your doors . I can't speak for the other board members at this time.

On Thu, Apr 4, 2024 at 8:35 AM patti vala
<pattiv_99@yahoo.com> wrote:

Good morning.

I am looking to replace the sliding glass doors in my lanai. Per Bonnie's direction, I was to get approval from the building board before submitting all required forms to the architectural committee. Attached is the scope of work. Please let me know if there is anything else I need to provide you. The contractor I'm using has worked on several homes in our complex and has already been approved.

As some of you are aware, I also have rotting wood outside which has caused water to come into my unit at various times. I understand other units are priority at this time but the contractor has indicated my issue should be fixed before he starts his work (estimated to be 4-6 months out). He also said his work will not impact any work done by building. Per the attached photos you will see I have rotting wood & holes on the building walls outside and above the existing sliders. In addition there is a huge crack to the right of my screen door which had some patch work done above by Jacob when I first moved in. I recently had my lanai painted and as you will see it's warped and peeling due to water getting into the outside crack in wall.

Please advise what next steps are .

Regards,

SUBMITTED 5/24

Submitted
5/28/24

36

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: EDWARD HENRY

Project Property Address: 1812 SE CAMINO REAL AVE STUART, FL 34996

Phone: 772-285-8414 Email: CAPTEOHENRY@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 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 checked="" type="checkbox"/> Pool / Spa Equipment <i>Pool installation</i> | <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) |

*SURVEY, PLANS AND BUSINESS LICENSE & INSURANCE
WAS INCLUDED WITH THE APPLICATION.*

EH

Additional Information: _____

Anticipated Commencement Date: 6/21/24 Anticipated Completion Date: 9/1/24

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 _____
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: Edward J. [Signature] Date: 5/24/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: 6/27/24 By: Renee Druntheim

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: 6/27/24 By: Renee Druntheim

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/23/2024

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 Patriot Growth Insurance Services, LLC dba Stuart Insurance 3070 SW Mapp Rd Palm City FL 34990	CONTACT NAME: Margaret Kiess PHONE (A/C, No, Ext): (772) 286-4334 FAX (A/C, No): (772) 286-9389 E-MAIL ADDRESS: mkiess@stuartinsurance.net														
INSURED Coastlife Services LLC dba Coastlife Pool & Spa 3208 SE Federal Highway Stuart FL 34997	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: FCCI Insurance Group</td><td>10178</td></tr><tr><td>INSURER B: Oak River Ins Co</td><td>34630</td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: FCCI Insurance Group	10178	INSURER B: Oak River Ins Co	34630	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: FCCI Insurance Group	10178														
INSURER B: Oak River Ins Co	34630														
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** CL2310529983**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 <input checked="" type="checkbox"/> Blanket Waiver of Subrogation <input checked="" type="checkbox"/> Blanket Additional Insured GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GL10008743400	10/05/2023	10/05/2024	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 100,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	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		\$
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																				
	\$																				
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			04APM037650-01	08/03/2023	08/03/2024	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000																				
BODILY INJURY (Per person)	\$																				
BODILY INJURY (Per accident)	\$																				
PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE						<table><tr><td>EACH OCCURRENCE</td><td>\$</td></tr><tr><td>AGGREGATE</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$	AGGREGATE	\$		\$								
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 Y N/A		N/A	19649301	09/01/2023	09/01/2024	<table><tr><td><input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 100,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 100,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 500,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		E.L. EACH ACCIDENT	\$ 100,000	E.L. DISEASE - EA EMPLOYEE	\$ 100,000	E.L. DISEASE - POLICY LIMIT	\$ 500,000						
<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER																					
E.L. EACH ACCIDENT	\$ 100,000																				
E.L. DISEASE - EA EMPLOYEE	\$ 100,000																				
E.L. DISEASE - POLICY LIMIT	\$ 500,000																				

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

When required by contract or agreement and permitted by law, subject to policy terms, conditions and exclusions, the Additional Insured blanket endorsement is automatic and applies in favor of the Certificate Holder in respects to the operations of the insured, on behalf of the Certificate Holder.

CERTIFICATE HOLDER**CANCELLATION**

Ed Henry and Conquistador HOA 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 
---	---

© 1988-2015 ACORD CORPORATION. All rights reserved.



Ron DeSantis, Governor

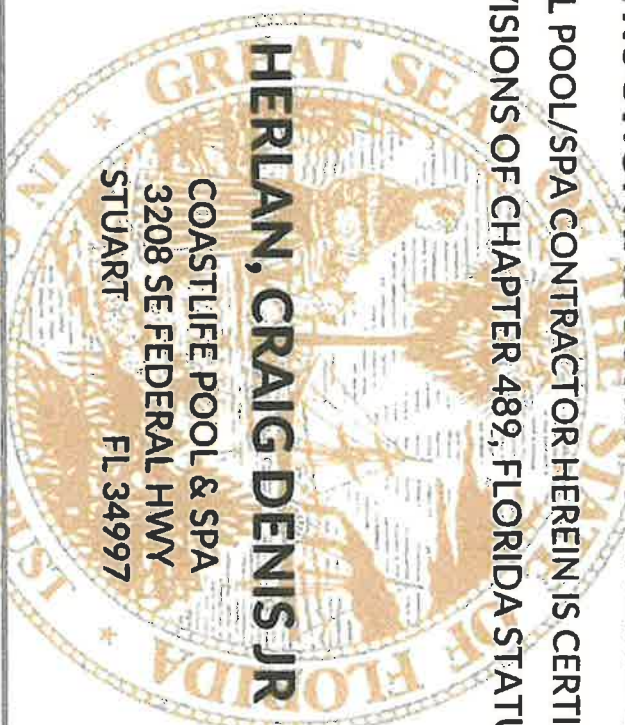
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



HERLAN, CRAIG DENIS JR

COASTLIFE POOL & SPA

3208 SE FEDERAL HWY

STUART

FL 34997

LICENSE NUMBER: CPC1459210

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



<i>Pools</i>
ENVELOPE: 20' 5" x 10'
PERIMETER: 60'
DEPTH: 5' to 3'
<i>Spas</i>
ENVELOPE: 8' x 7' 6"
HEIGHT: 12"
<i>Hardscapes</i>
TOTAL AREA: 260 ft²
MATERIAL: Stone Pavers

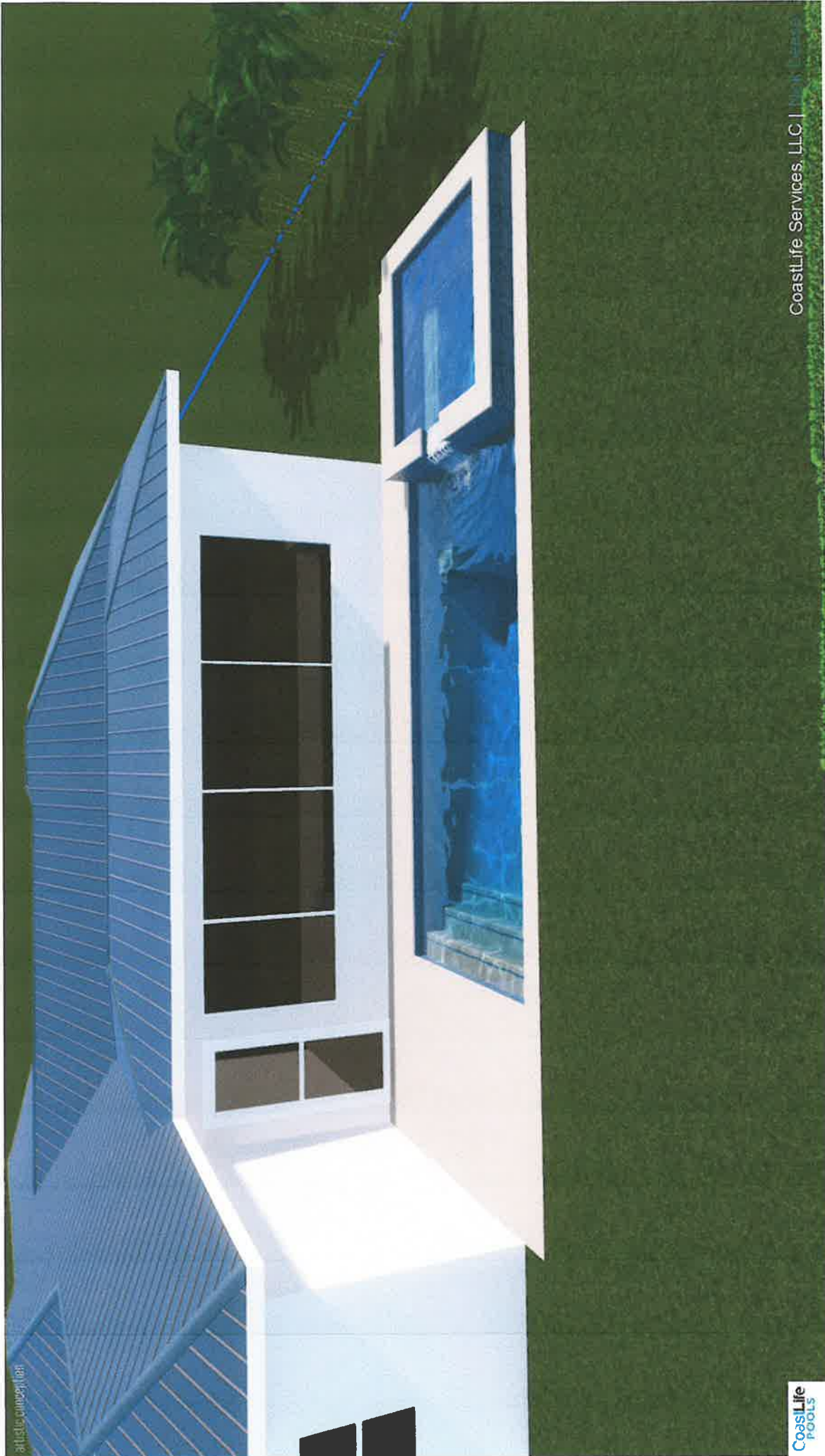
artistic conception

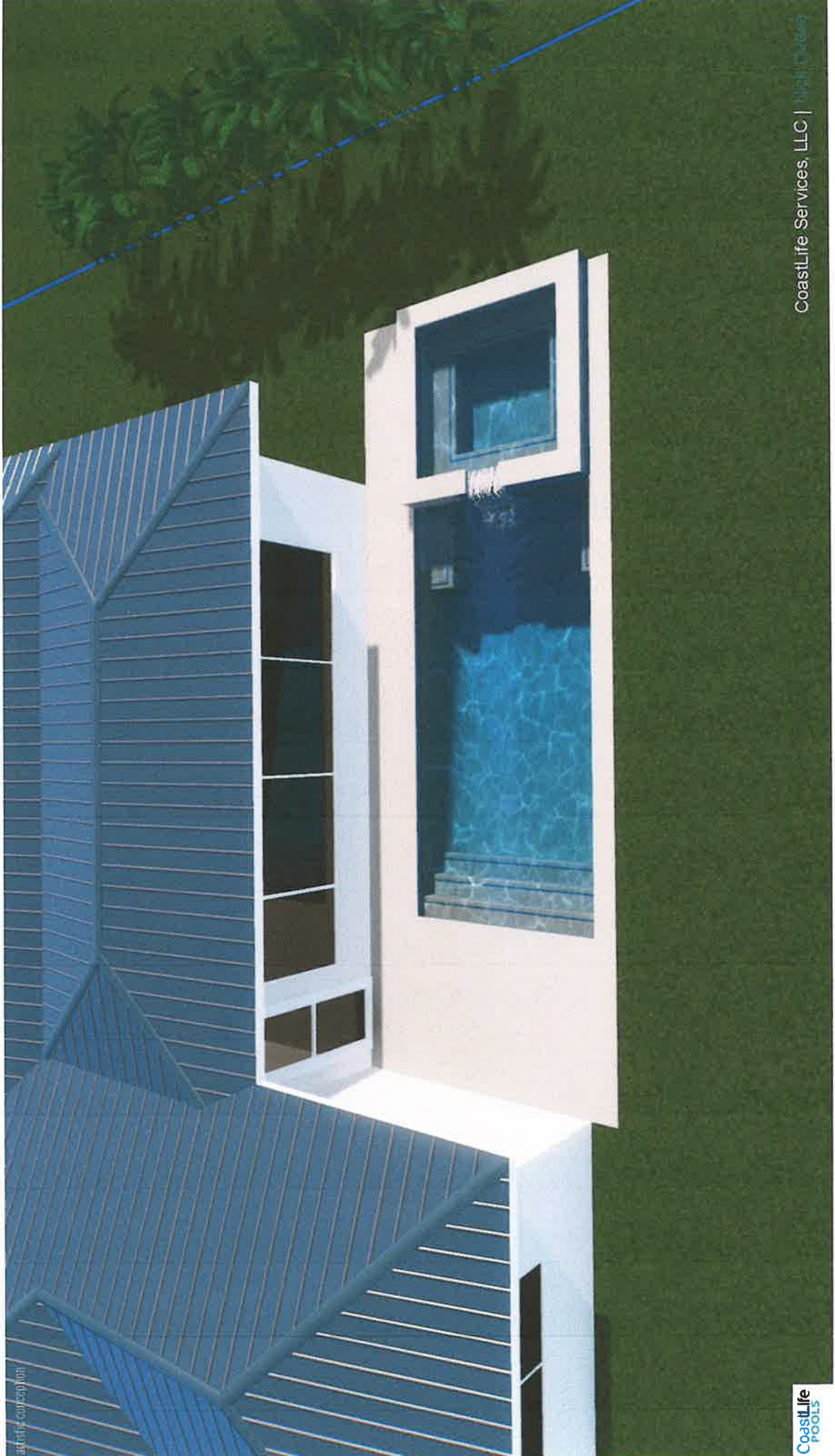


CoastLife
POOLS

CoastLife Services, LLC | 313-880-1111

artistic conception





artistic rendering only

CoastLife Services, LLC | 813.411.0000

CoastLife
POOLS

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: LAURIE THOR
Project Property Address: 1878 SE CORONADO LANE
Phone: 908 309-3548 Email: thorlaurie@hotmail.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 ^{Powers} | <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 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: loose Rust Colored Stones Will Be Removed
FROM SIDES OF DRIVEWAY AND FRONT PLANTER AREAS

Anticipated Commencement Date: 6/5/24 Anticipated Completion Date: 6/10/24

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: Lauren S. [Signature] Date: 6/3/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC Date: 6/5/24 By: Renee Douthett

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: 6/5/24 By: Renee Douthett

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



LAURI THOR
1878 CORONADO
STUART
(CONQUISTADOR)

LANDSCAPE

DEMO: REMOVE (2) CONCRETE PLANTERS (LEFT/RIGHT)

REMOVE DIRT/GRADE

REPURPOSE EXISTING CROTONS

PREP FOR PAVERS (DRIVEWAY/FRONT)

DEBRIS REMOVAL/HAULING = [REDACTED]

IRRIGATION ALLOWANCE = [REDACTED]

LABOR = [REDACTED]

INSTALL: (2) 35 GALLON TRIPLE FOXTAIL PALMS @ [REDACTED]

(1) 25 GALLON TIBECHINA @ [REDACTED]

(2) 35 GALLON TRIPLE CHRISTMAS PALMS @ [REDACTED]

(3) 7 GALLON CRINUM LILLY QUEEN EMMA @ [REDACTED]

(2) 7 GALLON RED TI PLANTS @ [REDACTED]

(8) 3 GALLON GOLD MOUND @ [REDACTED]

(36) 3 GALLON DWARF IXORA @ [REDACTED]

(36) 3 GALLON CARRISSA EMERALD BLANKET @ [REDACTED]



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/03/2024

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 ASSURED INSURANCE SERVICE 2440 SE Federal Highway, Suite 111 Stuart FL 34994		CONTACT NAME: Bradley Sellick PHONE (A/C, No, Ext): (772) 220-7600 E-MAIL ADDRESS: brad@assuredflorida.com FAX (A/C, No): (772) 220-7611	
INSURED American Landscape and Lawn, LLC dba Green Leaf Landscape 1591 SW Pine Land Way Palm City FL 34990		INSURER(S) AFFORDING COVERAGE INSURER A: NEXT INSURER B: AMERISAFE RISK SERVICES 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 type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			NXTDD9RHF7-00GL	01/08/2024	01/08/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 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"/> 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) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> 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				AVWCFL3271092024 05/06/2024 05/06/2025 PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

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

CERTIFICATE HOLDER Conquistador Homeowners Association, Inc. 1800 SE St Lucie Blvd Stuart, FL 34996 c/o Laurie Thor 1878 Se Coronado Stuart FL 34996	CANCELLATION 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
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/03/2024

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 Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME:	
	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
INSURED American Landscape and Lawn LLC dba Green Leaf Landscape & Trees 5001 SW Sunshine Farms Way Palm City, FL 34990	E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: State National Insurance Company, Inc.	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC # 12831		

COVERAGES

CERTIFICATE NUMBER: 530591424

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	X		NXTDD9RHF7-02-GL	01/08/2024	01/08/2025	EACH OCCURRENCE
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						\$1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)
							\$100,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$15,000.00
	OTHER:						PERSONAL & ADV INJURY
							\$1,000,000.00
							GENERAL AGGREGATE
							\$2,000,000.00
							PRODUCTS - COM/OP AGG
							\$2,000,000.00
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)
	<input type="checkbox"/> ANY AUTO						\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per person)
	<input type="checkbox"/> HIRED AUTOS ONLY						\$
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						\$
							PROPERTY DAMAGE (Per accident)
							\$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE
	<input type="checkbox"/> OCCUR						\$
	EXCESS LIAB						AGGREGATE
	<input type="checkbox"/> CLAIMS-MADE						\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT
	If yes, describe under DESCRIPTION OF OPERATIONS below						\$
							E.L. DISEASE - EA EMPLOYEE
							\$
							E.L. DISEASE - POLICY LIMIT
							\$
A	Contractors Errors and Omissions	X		NXTDD9RHF7-02-GL	01/08/2024	01/08/2025	Each Occurrence:
							Aggregate:
							\$25,000.00
							\$50,000.00

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

The Certificate Holder is Conquistador Homeowners Association, Inc.. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Conquistador Homeowners Association, Inc.
Laurie Thor 1878 Se Coronado Stuart Florida 34996
1800 SE Saint Lucie Blvd
Stuart, FL 34996

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

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

Ann Ryan

© 1988-2015 ACORD CORPORATION. All rights reserved.

PLANTS

LDOR
FRONT PORCH

PAVERS

PAVERS

EXISTING
DRIVEWAY

GRAVE

PAVERS 18"

EXISTING
DRIVEWAY

PAVERS 18"

Platinum



Saltillo



Received 6/24/04

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: LAURIE THOR
Project Property Address: 1878 SE CORONADO LANE
Phone: 908-3093548 Email: thorlaurie@hotmail.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 checked="" type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input checked="" 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: DRIFTWOOD-THERMATEX 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) |

* Amend so that driftwood is added as
an approved door color.

Re

Laurie Thor

Additional Information:

FRONT DOOR REPLACEMENT - IMPACT DOOR / LAMPPOST REPLACEMENT

Anticipated Commencement Date: 7/1/2024 Anticipated Completion Date: 7/31/2024

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: [Signature]

Date: 6/6/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 6/28/24

By: [Signature]

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: 6/28/24

By: [Signature]

Approved by ACB with Conditions Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s) _____



Lowe's Custom Order Quote

Quote # 204548262

Quote Name: Thor Front Door

Date Printed: 6/5/2024

Customer: Laurie Thor

Email:

Address: 1878 SE CORONADO LN
STUART, FL 34996

Phone: (908) 309-3548

Store: (1109) LOWE'S OF STUART, FL

Associate: EDSON GUZMAN (669362)

Address: 3620 SOUTHEAST FEDERAL HIGHWAY
STUART, FL 34997-4920

Phone: (772) 283-4229

Total Items

1



Therma-Tru
Fiberglass Single Door w/ 2 Sidelites
36-in x 80-in | 12-in x 80-in
Driftwood Fiber-Classic® Mahogany Collection™

Room Location: None Assigned

**Tru-Defense
Warranty Rider**



Product Warranty



Line #	Item Summary	Production Time	Quantity
100-1	64.5 x 78.875 Single Door w/ 2 SL	35 days	1

Begin Line 100 Description**— Line 100-1 —**

Therma-Tru
Fiberglass Single Door w/ 2 Sidelites
36-in x 80-in | 12-in x 80-in
Inswing Right Hand / 2 Fixed Sidelites
Impact Rated for WBDR
Style Option = FCM902-I
Style Option - Sidelite = FCM812SL-I
Overall: 64 1/2-in x 78 7/8-in

Fiber-Classic® Mahogany Collection™
3/4 Lite 2 Panel
Glass Style = Maple Park®
Caming = Brushed Nickel
Sidelite Line = Fiber-Classic® Mahogany
Collection™
Sidelite Style Shape = Full Lite Sidelite w/ No
Stile Lines
Sidelite Glass Style = Maple Park®
Sidelite Caming = Brushed Nickel
Unit 1
3: U-Value = 0.20
Unit 2: U-Value = 0.26
Unit 1
3: Solar Heat Gain Coefficient = 0.09
Unit 2: Solar Heat Gain Coefficient = 0.22
Door Stain Color = Driftwood Both Sides
Sidelite Stain Color = Driftwood Both Sides
Jamb Stain Color = Same as door Both Sides
6 9/16-in Final Frame Woodgrain Composite
Jamb
Mill Composite Adjustable Sill and Light Wood
Sill Cap
Sill Pans = None
Compression Weather Strip = Bronze
Exterior Trim? = Yes
Exterior Trim Shipped Separate = Yes
Hardware = No Hardware
Boring = Double Bore 5 1/2" On-Center
Backset = 2 3/8"
Hinge Type = Ball Bearing Hinge
Hinge Finish = Stainless Steel
Storm Door Adapter Kit = No
Dentil Shelf = None
Clavos = None
Strap Hinge = None
Florida Approval Code = 20468.x

Delivery Method: In-Store Pick-Up

End Line 100 Description

Accepted by: _____

Date: 6/5/2024

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****

HELPING HOMES STAND OUT

PrismaGuard® Stain (Shown on Classic Craft Fir Grain).

Brings the authentic look of wood to life with rich tones that add dimension to enhance wood grain doors.



Lasting beauty and color.

Using specialized equipment, PrismaGuard stains and paints are tested to help deliver a consistent high-end appearance perfect for wood-grained or smooth door surfaces.



Resistance against wear and tear.

PrismaGuard finish is subjected to a simulation of everyday use to provide a durable high-end, low-maintenance finish that protects the door from normal wear and tear.



Protection from the elements.

Therma-Tru simulates exposure to harsh environments to help verify that PrismaGuard finish coating protects the door from the elements, preserving its color for years to come.



Confidence on the coast.

Therma-Tru simulates a highly corrosive atmosphere to help ensure PrismaGuard finish can withstand the damaging effects of high-salt environments near the coast.

Finished for Lasting Beauty

10 YEAR
LIMITED
WARRANTY
TRANSFERABLE
Classic Craft

10 YEAR
LIMITED
WARRANTY
Fiber-Classic,
Smooth-Star,
Pulse & Steel


Durable
Topcoat


Professional
Application



Learn more about
PrismaGuard Finished
by Woodgrain



Selecting a Door System

Therma-Tru pays close attention to regional and consumer trends to deliver choices designed to inspire. Keep these considerations in mind when choosing from our portfolio of door system products:

- What is the size of the doorway?
- What is the style of the home?
- Does the homeowner want to stain or paint the door?
- How much light or privacy is desired?

Also consider:

- Building codes specific to applications, such as house-to-garage, as well as regional weather conditions.

Above: Fiber-Classic Mahogany Collection Door – FCM220, can be found on page 36;
Granite Glass, Sidelites – FCM12101XNSL (Special order only), Finish – Driftwood





Martin County Building Department
900 SE Ruhnke Street
Stuart, FL 34994
Phone: (772) 288-5916
permitting@martin.fl.us
Text: 202-937-0892

BUILDING PERMIT APPLICATION

☐ Residential

☐ Commercial

All boxes highlighted in red MUST be completed

PERMIT APPLICATION FOR:

DETAILED DESCRIPTION OF WORK

Lowes will remove and replace front entry door with two sidelites

CONSTRUCTION INFORMATION

Additional work to be done under this permit – check all that apply:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Fill | <input type="checkbox"/> Gas Line |
| <input type="checkbox"/> Gas Tank | <input type="checkbox"/> Irrigation Sprinkler | <input type="checkbox"/> Land Clearing | <input type="checkbox"/> Low Voltage |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Shutters | <input type="checkbox"/> Windows – Impact Resistant Glass |

Provide all that apply:

Total Sq. Ft. for proposed structure under conditioned air: _____ Total Sq. Ft. for proposed structure: _____

Cost of Construction: \$ 14704.44 Utilities: ☐ Sewer ☐ Septic Tank

Construction Type: IA _____ IB _____ IIA _____ IIB _____ IIIA _____ IIIB _____ IV _____ VA _____ VB _____

Bldg. Height _____ Bldg. Sprinkler: ☐ Yes ☐ No ☐ Protected ☐ Unprotected

PROPOSED IMPROVEMENT LOCATION

Address: 1878 SE Coronado Ln, Stuart FL 34996

Property ID#: 11-38-41-008-000-00080-6

(Found on Tax Receipt or go to www.pa.martin.fl.us – put cursor on “Real Property Search”, click “Address” – follow directions)

Subdivision Name: CONQUISTADOR ESTATES LOT 8

OWNER INFORMATION OR LESSEE INFORMATION (if the Lessee contracted for the improvement):

Name: Laurie Thor

Phone: _____

Mailing Address: 1878 SE Coronado Ln

City: Stuart

State: FL Zip Code: 34996

Email Address: _____

Fax: _____

Interest in property: Owner

(e.g. Owner, Lessee, Tenant)

Fill in name and address of fee simple title holder on the next page (if different from Owner listed above):

CONTRACTOR'S INFORMATION:

Name: _____ Company: LOWES HOMCE CENTERS

Mailing Address: PO BOX 621497 City: Oviedo State: FL

Zip Code: 32762 Email Address: _____ Phone: _____

Fax: _____ Martin County or State License No.: _____

Contract Date: _____ 10% Deposit Taken: ☐ Yes ☐ No Date Taken: _____

SUPPLEMENTAL CONSTRUCTION LIEN LAW INFORMATION

Designer/Architect/Engineer: ☐ Not Applicable
Name _____
Mailing Address _____
City _____ State _____
Zip _____ Phone _____

Mortgage Company: ☐ Not Applicable
Name _____
Mailing Address _____
City _____ State _____
Zip _____ Phone _____

Fee Simple Title Holder's Name: ☐ Not Applicable
Name _____
Mailing Address _____
City _____ State _____
Zip _____ Phone _____

Bonding Company: ☐ Not Applicable
Name _____
Mailing Address _____
City _____ State _____
Zip _____ Phone _____


Notice to Owner: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. It may be to your advantage to check and see if your property is encumbered by any restrictions.

Owner/Contractor Affidavit: Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit.

In consideration of the granting of this requested permit, I do hereby agree that I will, in all respects, perform the work in accordance with the approved plans, the Florida Building Code 7th Edition (2020) and Martin County Amendments. Plan revisions on all structures exempted by code from architect/engineer design may be done by permit holder.

Warning to Owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before commencing work or recording your Notice of Commencement.


I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.


Signature of Owner/Agent/Lessee

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was acknowledged before me this 1 day of June, 2024 by
Laurie Thor

(Name of Person Acknowledging) EDSON GUZMAN
MY COMMISSION #HH478239
EXPIRES: JAN 28, 2028


(Signature of Notary Public - State of Florida)
Bonded through 1st State Insurance

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification X
Type of Identification Produced Driver license

Signature of Contractor/License Holder

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

(Name of Person Acknowledging)

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

(FBC 7th Edition 2020)

ADA Accessibility Disclosure Statement - This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

NOTICE OF COMMENCEMENT

To be completed when construction value exceeds \$2,500.00 (Recorded copy needs to be submitted to the permitting office)

PERMIT #: _____ TAX FOLIO # 11-38-41-008-000-00080-6

STATE OF FLORIDA COUNTY OF MARTIN

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

LEGAL DESCRIPTION OF PROPERTY (AND STREET ADDRESS, IF AVAILABLE):
CONQUISTADOR ESTATES LOT 8

GENERAL DESCRIPTION OF IMPROVEMENT: Install entry door with two sidelites

OWNER INFORMATION OR LESSEE INFORMATION, IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

Name: Laurie Thor

Address: 1878 SE Coronado Ln, Stuart FL 34996

Interest in property: vOwner

Name and address of fee simple title holder (If different from Owner listed above):

CONTRACTOR'S NAME: _____ **Phone No.:** _____

Address: _____

SURETY COMPANY (If applicable, a copy of the payment bond is attached):

Name and address:

Phone No.: _____ **Bond amount:** _____

LENDER'S NAME: _____ **Phone No.:** _____

Address: _____

Persons within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:

Name: _____ **Phone No.:** _____

Address: _____


In addition to himself or herself, owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone number of person or entity designated by Owner: _____

Expiration date of Notice of Commencement:

(the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


Under penalty of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief.


Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager/Attorney-in-fact

Signatory's Title/Office

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of June, 2024

By: Laurie Thor _____ as Owner _____ for _____
Name of person Type of authority Name of party on behalf of whom Instrument was executed (e.g. officer, trustee, attorney-in-fact)


Notary's Signature **EDSON GUZMAN**
MY COMMISSION #HH478239
EXPIRES: JAN 28, 2028
Bonded through 1st State Insurance
(Print, Type, or Stamp Commissioned Name of Notary)

Personally known ☐ or produced identification ☒
Type of identification produced Driver license

ADA Accessibility Disclosure Statement – This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.



Insurance Department

March 1, 2024

To Whom It May Concern:

Re: Lowe's Home Centers, LLC Competency License - Peter Anthony Cafaro, III, Florida General Contractor's License # CGC1508417, Certified General Contractor; Florida Contractor's License # CCC1326824, Peter Anthony Cafaro, III, Certified Roofing Contractor

This letter will confirm that Lowe's Home Centers, LLC {a wholly owned subsidiary of Lowe's Companies, Inc.) (hereinafter "Lowe's") intends to satisfy the general liability insurance requirement through a program of self-insurance. Lowe's self-insures for each general liability claim in an amount up to and including \$10,000,000 which is the attachment point for Lowe's Umbrella Liability policy which is written through Interstate Fire & Casualty Company as evidenced on our certificate of insurance. Lowe's Companies, LLC maintains reserves to support this program of self-insurance based on a review (performed at least annually) by a certified casualty actuary.

Lowe's Companies, Inc. (NYSE: LOW) is a FORTUNE® 50 home improvement company serving approximately 17 million customer transactions a week in the United States. With total fiscal year 2022 sales of over \$97 billion, approximately \$92 billion of sales were generated in the U.S. where Lowe's operates over 1,700 home improvement stores and employs approximately 300,000 associates. Based in Mooresville, N.C., Lowe's supports the communities it serves through programs focused on creating safe, affordable housing and helping to develop the next generation of skilled trade experts. For more information, visit [Lowes.com](https://www.lowes.com). Please send any insurance related requests to insurancerequest@lowes.com.

Very truly yours,

Carla Ferreira

Carla Ferreira,
Director—Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/23/2024

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 MARSH USA LLC. 100 North Tryon Street, Suite 3600 Charlotte, NC 28202	CONTACT NAME: Lisa Beam PHONE (A/C, No, Ext): 704-374-8365 E-MAIL ADDRESS: Lisa.Beam@Marsh.com FAX (A/C, No):
CN102776519-Lowes-FLLic-24-25 FL LIC N	INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Mutual Fire Insurance Company INSURER B: Fireman's Fund Indemnity Corp INSURER C: LM Insurance Corporation INSURER D: INSURER E: INSURER F:
INSURED Lowe's Companies, Inc. and subsidiaries 1000 Lowe's Boulevard Mooresville, NC 28117	NAIC # 23035 11380 33600

COVERAGES**CERTIFICATE NUMBER:**

ATL-005772840-01

REVISION NUMBER: 2

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"/> PROJECT <input type="checkbox"/> LOC OTHER:			'Self Insured - See below'			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			AS2651294595104	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			USZ00094624	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	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	WA565D294595014 (AOS) WC5651294595024 (WI, MN)	04/01/2024 04/01/2024	04/01/2025 04/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Excess Workers' Compensation			EW565N294595064 (FL)	04/01/2024	04/01/2025	(WC per statute) 3,000,000
A	Excess Workers' Compensation			EW265N294595034 (AOS)	04/01/2024	04/01/2025	(WC per statute) 3,000,000

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

Re: Lowe's Home Centers, LLC door installation for Laurie Thor, 1878 SE Coronado Ln, Stuart FL 34996.

Commercial General Liability policy is Self-Insured, effective 4/1/2024 to 4/1/2025. Florida Contractor's License No. CGC1508417, Peter Anthony Cafaro III, Certified General Contractor. Florida Contractor's License No. CCC1326824, Peter Anthony Cafaro III, Certified Roofing Contractor. Lowe's Home Centers, Inc. is a Named Insured under the captioned policies.

Please see Acord 101

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

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

Marsh USA LLC

© 1988-2016 ACORD CORPORATION. All rights reserved.



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED Lowe's Companies, Inc. and subsidiaries 1000 Lowe's Boulevard Mooresville, NC 28117
POLICY NUMBER		
CARRIER	NAIC CODE	
EFFECTIVE DATE:		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

EXCESS WORKERS COMPENSATION (MO)

Carrier: Liberty Mutual Fire Insurance Co.

Policy Number: EW265N294595054

Effective/Expiration dates: 04/01/2024 - 04/01/2025

Limit (Per Statute): \$3,000,000

EXCESS WORKERS COMPENSATION (MA)

Carrier: Liberty Mutual Fire Insurance Co.

Policy Number: EW265N294595044

Effective/Expiration dates: 04/01/2024 - 04/01/2025

Limit (Per Statute): \$3,000,000

Workers' Compensation and Excess Workers' Compensation policies include a self-insured retention of \$2,000,000.

General Liability: The insured is self insured for \$10,000,000 each occurrence for the period of 4/1/2024 to 4/1/2025.

The Automobile Liability policy evidenced above is subject to additional self-insured retentions excess of limits shown for various perils covered.

The Certificate Holder is included as additional insured under the Automobile Liability policy and the General Liability portion of the Umbrella Liability policy for work performed or services provided by the named insured, if required by written contract with the named insured, subject to the terms and conditions of the policy.

HOA Conquistador Homeowners Association, Inc. is included as additional insured under the commercial general liability portion of the umbrella liability policy for work performed or services provided by the named insured, if required by written contract with the named insured, subject to the terms and conditions of the policy.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/23/2024

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 MARSH USA LLC. 100 North Tryon Street, Suite 3600 Charlotte, NC 28202	CONTACT NAME: Lisa Beam PHONE (A/C, No, Ext): 704-374-8365 E-MAIL ADDRESS: Lisa.Beam@Marsh.com FAX (A/C, No):
CN102776519-Lowes-FL Lic-24-25 FL LIC N	INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Mutual Fire Insurance Company INSURER B: Fireman's Fund Indemnity Corp INSURER C: LM Insurance Corporation INSURER D: INSURER E: INSURER F:
INSURED Lowe's Companies, Inc. and subsidiaries 1000 Lowe's Boulevard Mooresville, NC 28117	NAIC # 23035 11380 33600

COVERAGES	CERTIFICATE NUMBER: ATL-005772839-01	REVISION NUMBER: 3
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 SUBR INSD 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"/> PROJECT <input type="checkbox"/> LOC OTHER:		'Self Insured - See below'			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		AS2651294595104	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		USZ00094624	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	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 <input type="checkbox"/> N/A	WA565D294595014 (AOS) WC5651294595024 (WI, MN)	04/01/2024 04/01/2024	04/01/2025 04/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Excess Workers' Compensation		EW565N294595064 (FL)	04/01/2024	04/01/2025	(WC per statute) 3,000,000
A	Excess Workers' Compensation		EW265N294595034 (AOS)	04/01/2024	04/01/2025	(WC per statute) 3,000,000

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

Re: Lowe's Home Centers, LLC door installation for Laurie Thor, 1878 SE Coronado Ln, Stuart, FL 34996.

Commercial General Liability policy is Self-Insured, effective 4/1/2024 to 4/1/2025. Florida Contractor's License No. CGC1508417, Peter Anthony Cafaro III, Certified General Contractor. Florida Contractor's License No. CCC1326824, Peter Anthony Cafaro III, Certified Roofing Contractor. Lowe's Home Centers, Inc. is a Named Insured under the captioned policies. Laurie Thor is included as additional insured under the commercial general liability portion of the umbrella liability policy for work performed or services provided by the named insured, if required by written contract with the named insured, subject to the terms and conditions of the policy.

CERTIFICATE HOLDERLaurie Thor
1878 SE Coronado Ln
Stuart, FL 34996**CANCELLATION**

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

Marsh USA LLC

© 1988-2016 ACORD CORPORATION. All rights reserved.



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED Lowe's Companies, Inc. and subsidiaries 1000 Lowe's Boulevard Mooresville, NC 28117
POLICY NUMBER		
CARRIER	NAIC CODE	
EFFECTIVE DATE:		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

EXCESS WORKERS COMPENSATION (MO)

Carrier: Liberty Mutual Fire Insurance Co.

Policy Number: EW265N294595054

Effective/Expiration dates: 04/01/2024 - 04/01/2025

Limit (Per Statute): \$3,000,000

EXCESS WORKERS COMPENSATION (MA)

Carrier: Liberty Mutual Fire Insurance Co.

Policy Number: EW265N294595044

Effective/Expiration dates: 04/01/2024 - 04/01/2025

Limit (Per Statute): \$3,000,000

Workers' Compensation and Excess Workers' Compensation policies include a self-insured retention of \$2,000,000.

General Liability: The insured is self insured for \$10,000,000 each occurrence for the period of 4/1/2024 to 4/1/2025.

The Automobile Liability policy evidenced above is subject to additional self-insured retentions excess of limits shown for various perils covered.

The Certificate Holder is included as additional insured under the Automobile Liability policy and the General Liability portion of the Umbrella Liability policy for work performed or services provided by the named insured, if required by written contract with the named insured, subject to the terms and conditions of the policy.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CAFARO, PETER ANTHONY III

LOWE'S HOME CENTERS, LLC
1605 CURTIS BRIDGE RD
WILKESBORO NC 28697

LICENSE NUMBER: CGC1508417

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Walley Black Solar Warm White LED Lantern Post Light with 3 in. Fitter

See More by [Winston Porter](#)

★★★★☆ 4.0 [31 Reviews](#)

\$127.99 ~~\$219.99~~ **42% Off**

Get \$6.40 BACK in Reward Dollars¹ [with a Wayfair credit card](#)

Fast Delivery

FREE Shipping

Get it by Tue, Jun 11! Order within 15 hrs. and 1 min. to [Point Pleasant Beach - 08742](#) ✓



-

1

+



Add to Cart

You Might Also Need

Compatible Base



Lamp Posts 72" H Post
w//Mount
White
\$150.37
★★★★★ (308)

Add to Cart

WALLEY BLACK

