

CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.

EXECUTIVE COMMITTEE MEETING

Tuesday, October 15, 2024

MEMBERS PRESENT:

Kathleen Murphy, President- zoom
Martha Gorton, 1st V.P.
Joe Endress – absent
Renee Drentkiewicz, Secretary

OTHERS:

Bonnie Guenther, Manager
Others in Attendance – see attached
Zoom attendees – Kathleen Murphy, Joseph Koloski, Doug Rose, Lynne Harris, Anne & Ralph Allbee, Charles Encarnation, Virginia Sheahan, Patrick Spadoni, Marge Drury

The Executive Committee Meeting with Zoom was called to order at 9:28 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Martha to approve the minutes of the Executive Meeting of September 10, 2024. The motion was seconded by Renee and unanimously approved.

Treasurer's Report: Bonnie Guenther – See attached.

Manager's Report: Bonnie Guenther – See attached. A motion was made by Martha to recommend that we move the CHA Budget on this report to the CHA Board for approval and it was seconded by Renee. The vote was unanimously approved. Martha thanked Bonnie and the staff, Dan & Dale, for their hard work to prepare for Hurricane Milton. She also stated that the new pool company, Barefoot pool, is doing a great job and the pools are spotless.

Old Business:

1. CHA Documents Revision – Bonnie Guenther – See attached. Kathleen asked why the addition on page 13 of the Documents regarding leasing was added. It states that any extension of leasing beyond 1 year will be subject to Board Review. Bonnie explained it was added because if we had a problem with a lessee while they were renting, this would give us an option to reinterview them and possibly deny them for renewal. A motion was made by Renee to recommend the CHA revisions to the Board, and it was seconded by Martha. The vote was unanimously approved.
2. Mansard Rust – Bonnie Guenther – They are still working, and this is not completed due to extra work requested.
3. Electronic Voting – Bonnie Guenther – See attached.

New Business:

1. 1833 SE St. Lucie Blvd. Dock setback encroachment – See attached – Bonnie Guenther
The neighbors across the road are requesting to build a dock that extends from the north side of their beach in a northeast direction. The space from our dock to their proposed dock at the beginning is 55 ft. This dock would be heading in a northeasterly position, so that it would get closer to our dock as it protrudes out from the shore. It would also impede on our setbacks, as well as we pay a submerged land lease to the State of Florida for our use of the land that our

dock sits on, and they would be using this land. After extensive discussion, a motion was made by Renee to not recommend this to the Board and seconded by Martha. The vote was 2 to approve and 1 opposed by Kathleen Murphy.

2. Use of Common Area & Parking – Bonnie Guenther – See attached. Bonnie has no idea when a vehicle arrives on a weekend or evening and she is having difficulty policing this issue. Kathleen asked if this should be added to the rules. Discussion followed and a motion was made by Renee to recommend to the Board that any vehicles on property for the purpose of loading and unloading only, for up to 48 hours, should be parked on homeowner or condo property only. They are not to be parked in CHA common area parking. Martha seconded the motion, and the vote was unanimously approved. It was also stated that this should be forwarded to Mona to have added to the Rules & Regulations green book.
3. Internet/Cable Changes and Contracts – Bonnie Guenther – See attached. A motion was made by Renee to move this forward to the BOD for a vote so that we can move forward with the bidding process. The motion was seconded by Martha and unanimously approved.

Discussion items: None

Comments on agenda items:

- Doug Rose – Bldg. 2 – Asked if we were denying the dock encroachment and it was agreed that we were not going to even consider the request. Doug also mentioned that the owners on 1833 SE St Lucie Blvd have recently added a set of stairs from their backyard to the beach, and he has concerns that this is also built on our property. Bonnie stated she will investigate this issue. Doug also asked about concern for the residents who are not able to work in the internet etc. Bonnie stated that Direct TV will be on property, and it is an internet service; therefore, all residents will have to have an email address to set up an account.
- Rick Cass – Bldg. 4 – Rick stated that only the Board can make the decision to grant or deny a request and the Executive Committee is only a recommending body. He states the dock issue should go to the Board for approval or denial. Renee made a motion to rescind the original motion above, regarding the neighbors' dock and this was seconded by Martha and unanimously approved. Renee then made another motion to forward the neighbors' dock issue to the Board with reservations by the Executive Committee. This was seconded by Martha and unanimously approved. Rick also asked if the company we used for cable 7 years ago was the only company available. Per Bonnie, Jane Cornett stated that if we are happy with the company, we should stay with the company. Rick also mentioned that as Jane stated, we do not have to give up our rights and allow trucks. He recommends that we should poll the community regarding the trucks and only change if the majority agrees. Rick also stated that the old devices that we have for our television should be returned to ATT for disposal.
- Patti Kelvasa – Bldg. 7 – Patty would like to address the Board that every time the Board puts off or tables a decision, this creates more havoc in the community. She has concerns that our attorney stated that because Conquistador was started prior to the HOA condo act, we do not have to conform to the new truck law. She feels we are selectively citing which rules we are choosing to follow. We cannot selectively enforce the law. Do what needs to be done and get over this because it's the law. There are positive aspects to having personal pickup trucks. Avoid any further litigation. Kathleen stated that this issue was put on hold for 6 months and is not on this agenda.

Patti stated that old business should be on the agenda as an open item until it's resolved. Patti also mentioned that everything should error on the side of the law, which states that HOA's can now allow pickups. We need to change with the law.

- Lynne Trudel – Bldg. 12 – Lynne has concerns with the closeness of the new dock from 1833 SE St. Lucie Blvd. That would only leave very little space for our boat drop off area. This is not a good option for Conquistador.
- Janet Campbell – Bldg. 5 – Janet asked if equipment was going to be changing with Direct TV. Bonnie said that the box we have now is obsolete. She also mentioned a representative from Direct TV will be visiting in the next few weeks regarding any questions or concerns. Bonnie stated that there was also a question regarding the cable portion of the contract with ATT might need to be cancelled and she will investigate and let us know.
- Jan Barnes – Bldg. 10 – Jan spoke with Direct TV and she has additional phone numbers to share. Any LG Smart TV is not compatible and a streaming device like Roku is required. Per Bonnie, Direct TV is mobile as a streaming service.
Technical Support for Condos call 888-342-7288
Support Help call 877-285-0118
- Walter Mihalik – Bldg. 1 – Walter stated that we are paying for the property and the neighbor will be encroaching on our property and it needs to be defended. Martha mentioned that this should also be addressed to the BOD next week.
- Scott Walker – Bldg. 1 – Scott is looking for a neighborhood consultant to assist him with the television update. Bonnie stated that she will make sure that Scott is taken care of.
- Robert Luongo - Bldg. 8 – Bob is concerned with the liability issues regarding the dock encroachment. If we do this, we should also get something in return or lease them this property. This is a huge liability issue for Conquistador.

There being no further business at this time, a motion was made by Martha and seconded by Renee to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:21 am.



Renee Drentkiewicz

Renee Drentkiewicz, Secretary



Kathleen Murphy

Kathleen Murphy, President

10/15/24 Executive Committee Meeting Sign In

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING

Tuesday, October 15, 2024
9:30 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT

MANAGER'S REPORT

OLD BUSINESS:

CHA Documents Revision – Bonnie Guenther
Mansard Rust – Bonnie Guenther
Electronic Voting – Bonnie Guenther

New BUSINESS:

1833 SE St Lucie Blvd Dock Setback Encroachment – Joe Endress
Use of Common Area & Parking – Bonnie Guenther
Internet/Cable Changes and Contracts – Bonnie Guenther
Discussion Item:

COMMENTS on agenda items:

POSTED: 10/11/24

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

FINANCIAL ANALYSIS:

September was an excellent month. In the area of Clubhouse, Supplies and Repairs, we incurred a small number of repairs and replacements: Cardroom door repair, ice machines annual service, and installation of exterior lights at the entrance to the Clubhouse. This amounted to \$1,085, which put that category over budget for the month.

In the area of Clubhouse, Other Expenses, we also had several repairs and servicing: the Alarm system monitoring, installation of a new mic system for the ballroom, and quarterly maintenance and repairs of the Fitness Room equipment. This amounted to \$1,606.

Even with these expenses we were able to end the month with a positive variance of \$5,287 to the Annual Budget. Through September year to date, we are favorable to the budget by \$27,186.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF OCTOBER 1, 2024)

\$205,602.16	South State Bank Checking Account
\$438,326.48	South State Bank Money Market Account
<u>\$267,957.04</u>	Synovus Business CD
\$911,885.68	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
JUL/AUG 2023	1,181,000	1,164,943	16,057	1.4
JUL/AUG 2024	1,162,500	973,002	189,498	16.3

Manager's Report
Executive Committee Meeting
October 15, 2024

- All insurance has been paid. For the condos they were paid as three installments, one for property, one for their portion of CHA common area insurances, and one for all other insurance, i.e. liability, D&Os, etc., therefore, you will see three large check payments with three transfers from MMKT to operating to cover the cost of the payments. The payments due from the homes were sent via e mail. Homeowners can opt to write a check or have the cost withdrawn as an ACH. Insurance was about an 8% increase from last year, however, because of Milton and Helene, our insurance costs may see a significant increase next year. I am budgeting accordingly for 2025.
- I have finished the CHA budget for 2025. It has been approved by Joe Endress, CHA treasurer. I ask that you forward it to the Board of Directors for their approval.
- I am working on condo budgets now. I will have them finalized after the CHA budget is approved by the BOD.
- Preparation for Hurricane Milton went smoothly. I want to thank Dan and Dale for all their hard work. They worked in the rain doing backbreaking work. I also want to thank everyone that volunteered to fill sandbags and all who called to offer help. A special thank you to Mark Ryberg who deadened some live wires after the storm. I may have been overjealous in preparation, but as someone who lost everything in Hurricane Irma, I do not want to take chances.

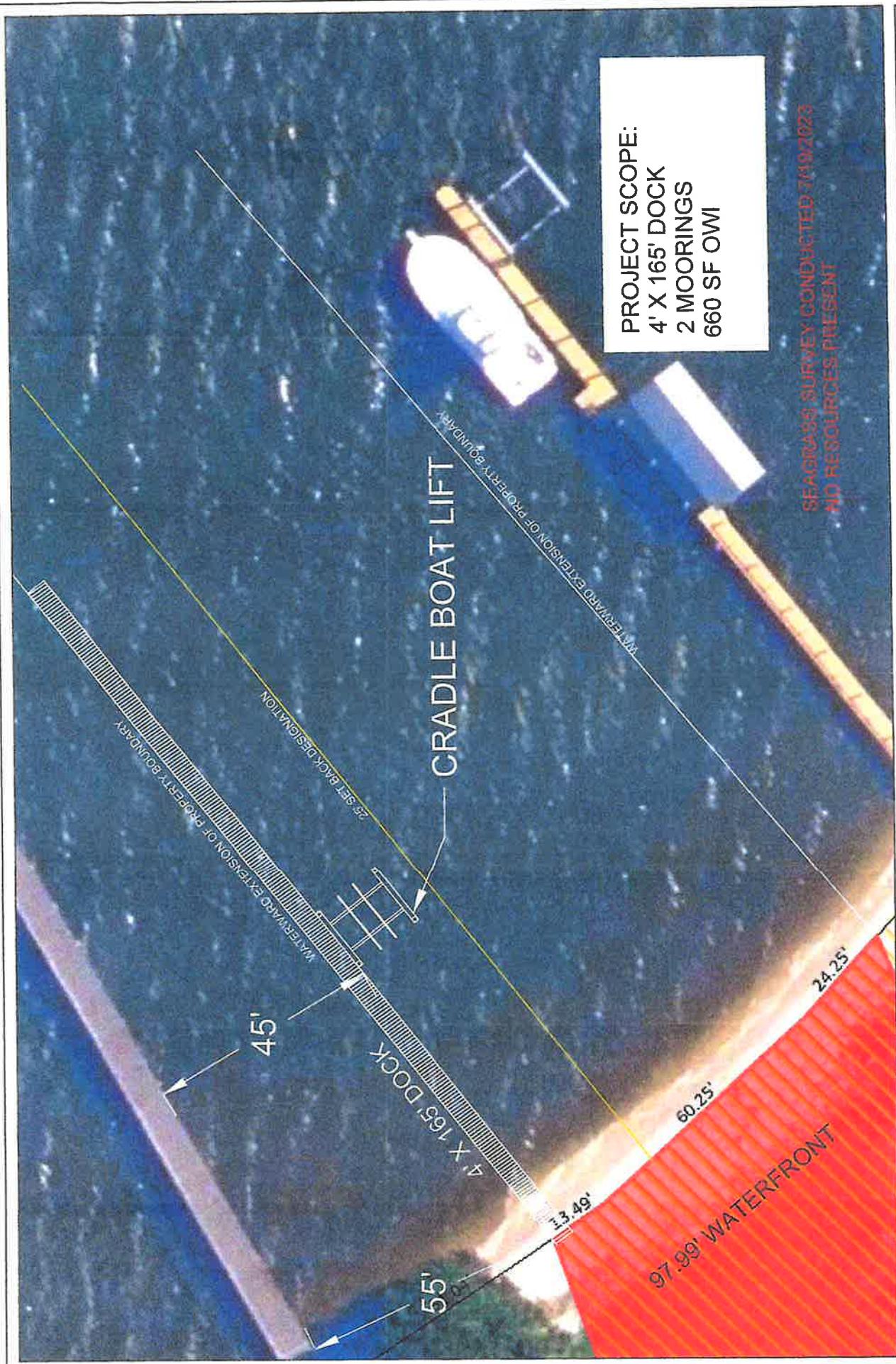
LETTER OF CONCURRENCE FOR SETBACK WAIVER

PAGE 2 – DRAWING, SKETCH, OR SURVEY OF PROPOSED DOCK LOCATION



_____ (Initials of adjacent owner)

_____ (Date)



CHA Documents Revision

The ad hoc CHA Document Revision Committee finished their work. Thanks to Joe Endress, Jan Barnes, Renee Drentkiewicz, Rick Cass, and John Calabro for their time. It was a tedious job, and they did great. Their changes were sent to the attorney to make the requested changes and other needed legal updates. Jane Cornett finished the revisions. I sent the revisions to the Executive Committee. I am asking that the revised documents be sent to the CHA Board of Directors for their review and approval.

Electronic Voting

We have been working on compiling master e mail lists and acquiring consents to vote and receive correspondence electronically from every resident, which has been a major task. The company being used for electronic voting, Votegrity has our associations up and running on their site. We are ready to vote when needed, which will be for the annual meetings. Send me any items that you will vote on at your annual meeting as soon as possible.

Use of Common Area & Parking

Page 9 of the CHA Rules & Regulations Section II. F. 5. d. states, '*Vans, trailers, trucks, and motor homes may be parked in Conquistador for up to 48 hours for the purpose of loading or unloading.*' Page 8 of the Rules & Regulations Section II. F. 5. c. states, '*Boats, boat trailer, motorcycles and other recreational vehicles shall be parked inside of garages and concealed from public view or premise.*' Issues have arisen when vans, trailers, trucks, and motor homes have been parked in the maintenance lot with no notice provided to the office. I would like clarification from the Executive Committee and the BOD that any vehicles on property for the purpose of loading and unloading should be parked on homeowner or condo property, not parked in CHA common area parking. In addition, I want to remind homeowners that the roads cannot be blocked by any type of construction debris or materials. Any construction materials or debris should be contained to your property and not placed on CHA common area.

Internet/Cable Changes and Contracts

The cable portion of our AT&T contract has been purchased by Directv. Each unit will now have two accounts, one with AT&T for internet and one with DirectTV for cable. You will have to set up a new account with DirectTV. I have sent a launch package to all residents.

When logging into <https://www.directv.com/mycommunity>, you must choose your address from the drop-down menu. If you have any issues with setting up your account, call 866-258-8766.

To answer some questions that have been asked:

- It was perfectly legal for AT&T to sell that portion of our contract. Their ability to sell any portion of our contract was part of the original contract.
- The price for service, cable and internet combined will not go up any more than the 4% increase per year negotiated at the beginning of our AT&T contract.
- Neither condo associations nor individual residents can "opt out" of being part of the new service. You can choose not to activate your individual service, but the charge will still be part of your monthly maintenance fee. Everyone is part of the contract. Each association is named in the original AT&T contract so there is no removing yourselves from the obligation.

With that being said, our contract with AT&T and now Directv expires in 17 months. I have contacted the same company, Communications Consulting Group, who shopped communications contracts for the community in 2017 to help us begin the process of securing bids for a

communications contract. 17 months seems like a long time, but starting the process now assures us that we have ample time to assess our needs and choose a contract that best fits us. A new contract with CCG would be identical to our contract in 2017. The contract is based on percentages of comps and discounts, not on the total amount of the communications contract signed. Jane Cornett has reviewed the contract and the addendum which renews the old contract, and she said if we were happy with their services, the contract and addendum were safe to sign. I ask that the Executive Committee make a motion to move this forward to the BOD for a vote so we can move forward with the bidding process.

WELCOME TO DIRECTV

Hello Residents at Conquistador

CONQUISTADOR IS EXCITED TO ANNOUNCE that we are upgrading our current television services provided to our members through the homeowner's association. We will continue to update all our residents during the transition period and sign up is easy! You will receive the following programming:

Choice Package - Entertainment you crave, plus can't-miss sports.

- 170+ live channels and local TV stations, regional sports networks plus 80,000 on-demand titles
- HBO Max Bundle (HBO, Cinemax and Max app)
- Paramount + with Showtime
- Two (2) DIRECTV STREAM devices
- 20 hours of Cloud DVR recordings (Recordings expire after 9 months)
- Includes 20 in-home streams and 3 out-of-home on your compatible devices
 - For a complete list of compatible devices please visit
<https://www.directv.com/support/stream/article/000066174>

*****Please note: DIRECTV STREAM will require a separate email account than the one you currently use for UVERSE TV. We recommend a Google Account to take advantage of all the DIRECTV Gemini device features.***

Starting 10/7, you will need to take the following steps to order your DIRECTV services:

1. Go to <https://www.directv.com/mycommunity>
2. Click on Verify Your Address to begin creating your new account
3. Start Entering your address- it will begin to auto-populate and hit VERIFY
4. You will order your services, and add any additional upgrades at this time
5. Once completed, you will be asked to set up an account - use your new email account for your email and create a password
 - This email and password will be used to log into the DIRECTV APP, Manage your online account, and log into your DIRECTV STREAM devices.
 - Your programming includes two (2) devices.
 - Requested number of devices will arrive within 2-3 business days
6. Start watching DIRECTV STREAM on compatible devices as soon as you create your account
7. Once you receive your device you can do a self-install via the instructions included with your device
8. For additional resources and links please visit <https://linktr.ee/mdupropertyexperience>

If you need assistance with placing your order or activating your account, please call our DIRECTV call center at 866.258.8766.

Once your DIRECTV STREAM account is activated and working, call AT&T to cancel your **AT&T U-verse TV** service right away to **avoid any double billing of any upgraded services** that you have at **1.866.299.6824**. You **DO NOT** need to send back your AT&T U-Verse TV Equipment, and they will confirm this through an email after cancellation. Reminder, your **AT&T U-verse TV** service will cease on November 25th.

-DIRECTV Property Experience Team

Hello Conquistador Residents,

We are excited to announce that AT&T is converting their current UVERSE TV Service to DIRECTV STREAM. This will not change anything on your internet service, we will just be converting your TV service over the next 45-60 days to DIRECTV STREAM (over the internet). This means that homeowners will have access to a wide range of live TV channels, premium content, and on-demand options all in one place. You now can watch your favorite shows on your phone, tablet, and other devices PLUS the DIRECTV Gemini device.

DIRECTV STREAM Features

- Simple, straightforward live TV - Fully customizable channel guide for easy surfing. Turn on the device and immediately tune into the last channel you were watching.
- Premium, full-featured voice remote - Not just a numbered keypad - you can talk to it, too. Use Google Assistant to change channels, search for content & more. The Gemini device switches channels quickly and delivers crystal-clear live-streaming TV.
- Live TV & On-Demand all in one place - Access 7,000+ apps from the Google Play store, right alongside your live TV & DVR recordings.

Your DIRECTV CHOICE Package Includes

- Over **160+ channels** of live TV, including sports, news, and local programming
- Local and Regional Sports Network channels included
- On-demand access to thousands of movies and TV shows
- **Two (2) DIRECTV STREAM Gemini devices** are easy to self-install
- **Includes 20 in-home streams and 3 out-of-home on your compatible devices**
 - For a complete list of compatible devices please visit
<https://www.directv.com/support/stream/article/000066174>
- A full-featured voice remote with each Gemini devices, so you can access your favorite content
- DIRECTV App so you can watch your TV anytime, anywhere
- 20 hours Cloud DVR included at no additional cost

Start Streaming Immediately with the DIRECTV App

Start Streaming Immediately: There's no reason to delay while waiting for your Gemini device, you can start enjoying immediately after order using your phone, tablet, or any compatible device using the DIRECTV app.

- Immediate Access to Shows and Movies You Love
- Guide to make searching easy
- DVR scheduler/Cloud DVR
- Use your device to record TV shows and movies
- Manage recorded programming in My Library



Watch Anytime, Anywhere

- Browse what's on now and schedule your DVR even when away from home.
- Take your television (TV) on the go: Customers can also use Amazon FireTV, Apple TV, Roku devices, and Android TV prior to installation, or on the move.
- Local channels and Regional Sports Network (RSN) availability varies by market, blackouts may apply.

The Gemini and its Remote Provide the Best TV Experience



androidtv
Google Play

- **Fully integrated TV experience:**
 - Switch between live, recorded and On-Demand TV while having access to some of your favorite apps like Max, Netflix, and Amazon Prime Video*.
 - *Separate subscription required.
 - *All with just one device! No need to switch inputs!*
- **Familiar remote buttons made for watching TV:**
 - Number keypad, Channel & Volume Up/Down control, Pause, Fast Forward, Rewind, Record, and Previous Channel.
- **Intuitive One-Click Commands:**
 - Access the Channel Guide, cDVR Library, Apps, and the Google Assistant with the push of a button on your Gemini remote.
- **Google Assistant Voice Control:** Control your TV and smart home devices with Google Assistant.

Standard Google Features	Features Requiring a Google Account
No Google sign-in required.	Sign-in with your Google Account or create a new one.
<p>Voice remote powered by the Google Assistant</p> <ul style="list-style-type: none">• DIRECTV STREAM Voice Navigation (channel tuning, open apps, closed captioning)• Record shows and sports team games• Universal content searches by title, genre or actor – with DIRECTV STREAM results prioritized <p>Chromecast</p> <ul style="list-style-type: none">• Cast content from a mobile device or computer to your home's big screen	<p>Voice remote powered by the Google Assistant</p> <ul style="list-style-type: none">• Pull up your personal photos or calendar• Manage third-party home devices (example: interior lights)• Link third-party accounts for placing orders <p>Download Apps</p> <ul style="list-style-type: none">• Browse 5000+ apps & games <p>App Purchases</p> <ul style="list-style-type: none">• Bring previously purchased Android Apps with you from other devices, and make new purchases <p>Saved Passwords</p> <ul style="list-style-type: none">• Login ID/Passwords remembered for 3rd party apps like Netflix

- No additional device needed!
- A Google login is required to personalize your TV experience.
- A Google Account is different from the DIRECTV STREAM ID.
- A Google Account is free!
- Use the Google Assistant to watch what you love and control it with your voice.



Preparing for DIRECTV STREAM

- ✓ **Check your Email address:** You will need to use a different email address that isn't currently or has been associated with an AT&T/DIRECTV account.
 - For the full experience of the Gemini device and remote, we recommend using a **Google Account**. This is required to take advantage of the full features of the Google Assistant. You can create a Google Account by following the instructions [here](#).
(URL: <https://support.google.com/accounts/answer/27441?hl=en>)
 - For more information on Google Assistant please visit [Google Assistant](#)
- ✓ **Review Attached Included Channel Lineups***
 - Favorite channel or premium not included? You can easily upgrade at the time of account creation with our resident upgrade options.
 - Ultimate 200+ live channels plus 80,000 on-demand titles
 - Choice to Ultimate- \$40 per month
 - Premier 215+ live channels plus 80,000 on-demand titles
 - Ultimate to Premier- \$55 per month
 - Premium Programming channels (*ala carte*)
 - HBO Max- \$15.99
 - Cinemax- \$10.99
 - Paramount + Showtime- \$11.99
 - Starz \$10.99
 - Epix \$6
 - Movie Extra Pack \$5
 - Espanol & International \$5-\$30
 - Additional DIRECTV STREAM devices
 - \$120 each or payment plan through Affirm
- ✓ *prices or programming subject to change at anytime

For full channel lineup including Local channels and Regional Sports Network, please visit:

[DIRECTV Channel Lineup - Local, RSN & National Networks](#)

Launch Expectations

Live Date: Once the property is ready to launch (in the upcoming weeks) with DIRECTV STREAM bulk services, you will receive an additional communication. This communication will have the customized website link with a step-by-step guide on how to create your bulk DIRECTV account and order Gemini devices. It takes about 5 minutes to complete initial sign up and your new Gemini devices will be delivered directly to your home or specified shipping address in 2-3 business days.

Next Steps

More information will be coming to you in the upcoming days along with dedicated call center phone number. We look forward to working with you and helping you transition to DIRECTV STREAM!

- d. Vans, trailers, trucks, and motor homes may be parked in Conquistador for up to 48 hours for the purpose of loading or unloading. (Article X, Section 8, page11, Declaration of Covenants)
- e. Rinconada Ave shall be considered a main traffic thoroughfare, and therefore no on-street parking is permitted.
- f. Parking of cars on other streets is allowed by owners in front of the owner's property from 7 a.m. until 2 a.m. If a homeowner must park on the street beyond these hours, he/she must notify the office.
- g. Parking on the street fronting the Clubhouse shall be restricted to the east side of the street only. This prohibition includes contractors or other work people.
- h. Arrangements for parking of visitors' cars during private Clubhouse parties shall be made with the Board of Directors Designee by the property owner sponsoring the party. There must be no interference with resident parking.

6. PEDESTRIAN TRAFFIC

- a. Evening walkers are encouraged to carry a lighted flashlight and wear light colored or reflective clothing in the interest of pedestrian traffic safety.
- b. It is highly recommended that walkers walk facing traffic.

G. NOISE

- 1. To avoid creating a nuisance within Conquistador, all stereos, musical instruments, radios, or television sets should always be played at a MODERATE volume.
- 2. Excessive noise from air conditioners, wells, pumps, or outside machinery is not permitted.
- 3. All house/condominium construction work, service and maintenance work done other than from 8 a.m. to 5 p.m. on any day is subject to the approval of the CHA Board or the Property Manager.
- 4. Work activity by a home or condominium owner may be carried out on weekends 8 a.m. to 5 p.m. but must be done without undue noise or disturbance and shall not cause a nuisance or disrupt the peace and quiet of the neighborhood.

H. OPEN HOUSES

- 1. Open houses by home or condominium owners or realtors may be held on any Sunday of the month between the hours of 2 – 4 p.m., one such open house per condo/home per month.
- 2. For sale or rent properties may be viewed by interested parties with realtors or home or condominium owners present.