

CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, November 12, 2024

MEMBERS PRESENT:

Kathleen Murphy, President
Martha Gorton, 1st V.P.
Joe Endress, Treasurer
Renee Drentkiewicz, Secretary

OTHERS:

Bonnie Guenther, Manager
Others in Attendance – see attached.
Zoom Attendees – Anne & Ralph Allbee
Pamela Vaughan, Jim Erickson, Luanne
Dwyer, Ed Hale, Gail Mitchell, Patrick
Spadoni, Margaret Drury, Virginia
Sheahan, Ginny Garlock, Deborah
Brosen, Margaret Dombkoski, Brenda
Cavallo

The Executive Committee Meeting with Zoom was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Joe to approve the minutes of the Executive Meeting of October 15, 2024. The motion was seconded by Martha and unanimously approved.

Treasurer's Report: Joe Endress – See attached. Kathleen asked why we have such a large difference in the water percentages. Joe stated that we don't know if it's because of a meter issue or if this is truly a variance and it changes frequently.

Manager's Report: Bonnie Guenther – See attached.

Old Business :

1. **Votegrity/Electronic Voting** – Bonnie Guenther – See attached. Martha asked how the building Presidents will know the status of the voting responses for their annual building meeting. Bonnie stated that this week she will receive reports from Votegrity with the number of responses received and she will notify each building Board.
2. **Parking Rule Changes** – Bonnie Guenther – See attached. Bonnie had our attorney clarify the rules that were discussed at last month's Board meeting. Parking passes are required because Bonnie has no way of knowing why cars are parked in the overflow lot and this is a measure for her to keep track of the vehicles and how long they are parked there. Kathleen asked how many permit requests Bonnie receives. Bonnie stated that most people are good about it and notify her. However, there are instances where cars are parked for an extended period. A motion was made by Joe to recommend we move the new rules to the Board, and it was seconded by Martha. The vote was unanimously approved.
3. **Internet/Cable Changes and Contracts** – Bonnie Guenther – See attached.

New Business:

1. **CHA Annual Meeting 12/6/24** – Bonnie Guenther – See attached.

Discussion items : None

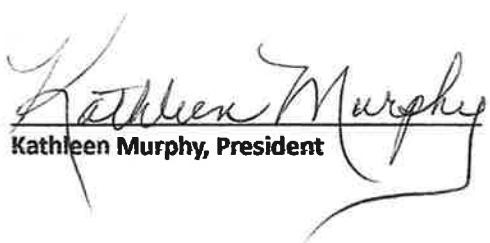
Comments on Agenda items:

- **Doug Rose – Bldg. 2 – Doug has questions about the attachment on Changes to the Parking Rules on #5- items b. & c., regarding trailers and parking in the garages. After discussion, it was determined that the verbiage is correct. Doug also asked if someone voted no to the paint palette online at home, and then arrived here and determined that they wanted to change their mind, could they. Bonnie stated a vote can be retracted and they should contact support@votegrity.net.**

There being no further business at this time, a motion was made by Joe and seconded by Renee to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:48am.



Renee Drentkiewicz, Secretary



Kathleen Murphy, President

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING

Tuesday, November 12, 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:

Votegrity/Electronic Voting – Bonnie Guenther

Parking Rule Changes – Bonnie Guenther

Internet/Cable Changes and Contracts – Bonnie Guenther

New BUSINESS:

CHA Annual Meeting 12/6/24 – Bonnie Guenther

Discussion Item:

COMMENTS on agenda items:

POSTED: 11/7/24

11/12/24 Executive Committee Meeting Sign In

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

FINANCIAL ANALYSIS:

We experienced another outstanding month. In the area of General Common Areas, Repairs, we had a drain fail in the Maintenance area and electrical repairs to lampposts after Hurricane Milton. These repairs amounted to \$1,359. In the area of supplies, we incurred some unusual expenses the largest being \$927 for Rust Gone.

In the area of Clubhouse, Supplies & Repairs, we had to replenish our light bulb supplies at a cost of \$470 and replacement of filters in the Cardroom air unit at a cost of \$440.

All in all, October was an excellent month ending with a positive variance \$9,370.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF NOVEMBER 1, 2024)

\$220,792.24	South State Bank Checking Account
\$473,597.09	South State Bank Money Market Account
<u>\$269,032.79</u>	Synovus Business CD
\$963,422.12	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
SEP/OCT 2023	1,204,000	1,127,745	76,255	6.3
SEP/OCT 2024	1,228,000	1,074,350	153,650	12.5

Manager's Report
Executive Committee Meeting
November 12, 2024

- The water shut off valves were exercised by Stuart Plumbing. This helps them better seal when shut off.
- The fire suppression system in the Ballroom kitchen was serviced.
- I have been very busy meeting with Condo Boards to discuss their budgets. In addition, organizing voting packages including votes/amendments for all the buildings has been very labor intensive.

Executive Committee Meeting 11/12/24

Votegrity/Electronic Voting

Second notices of annual meetings with proxies/ballots were distributed for all the condos.

Residents had three methods to vote:

- Electronic vote using Votegrity; An agenda with proxy/ballot will be e mailed by Votegrity to the **one** e mail address listed on the consent to vote and receive notices electronically that was given to the office.
- Vote via mail using Votegrity; An agenda with proxy/ballot will be mailed by Votegrity to an address provided by you to the office. If an address other than your Conquistador address has not been provided, correspondence (notices and agendas with proxy/ballot) will be mailed to your Conquistador address.
- Vote via hand delivery; An agenda with proxy/ballot will be hand delivered to your Conquistador address.

*****NOTE TO BOARDS: NO RESIDENT SHOULD RECEIVE A PAPER AGENDA WITH BALLOT OR PROXY UNLESS THAT RESIDENT IS NEITHER AN ELECTRONIC VOTER OR A MAIL RECIPIENT VOTER.*****

I encourage Boards and residents to adopt the electronic method of voting for the following reasons:

- Residents may not inform the office of an address change, and a notice along with proxy/ballot may be mailed to an incorrect address. Furthermore, if a resident does not give us a mailing address other than her Conquistador address, the notice may be mailed to an address where no one resides as the resident may be at her primary home. In addition, mail gets lost all the time. Payments are lost in the mail weekly. Mail is the least secure and predictable method of delivery. Items mailed today may not show up for three weeks or more. Finally, keeping track of mailing addresses is time-consuming for the office.
- Hand delivery is the most time-consuming method for the office and the Boards who deliver them. Agendas, proxies, and ballots have to be printed, distributed, then when returned, counted.

Reports from the community have been positive with residents touting Votegrity's ease of use.

If anyone who had signed up for electronic voting has not received an e mail from vote@votegrity.net, first search your e mails for an e mail from that address. If you do not find an e mail from that address, either send a message to support@votegrity.net for support or contact Bonnie at the office at manager@conquistadorliving.com.

The CHA voting package has not been sent out yet as I am still working on determining who is receiving their voting package via e mail, via mail, or as a hand delivery. Again, the process is very time-consuming when physical agendas with proxy/ballot are involved. They will be sent out this week.

Internet/Cable Changes and Contracts

Residents have been dropping off their cable receivers off at the Clubhouse, but they can also be disposed of as regular trash as there is noting recyclable in the units per Martin County Waste Management.

The meeting between Directv and the residents went great. Many residents attended and were assisted. If residents require further help, they can sign up at the office for additional help from Directv. See Lolita at the office on Mondays, Wednesdays, or Fridays or send her an e mail at bookkeeper@conquistadorliving.com.

When you sign up for Directv, that sign up is the signal to AT&T to end your cable contract with them. There is no need to contact them.

The transition is going fine, but let me remind you that in 17 months our contracts with AT&T (internet) and Directv (TV) end. We have signed an addendum to our original contract with Communications Consulting Group, the company who negotiated our AT&T contract. This allows them to begin the bidding process with other communications carriers.

The Executive Committee and I met with two representatives from Communications Consulting Group to discuss options for our communications needs. They informed us that 10 providers have expressed interest in bidding us, including AT&T and Directv. To give us proper perspective as to how well Directv is serving our needs, we will wait to meet with CCG until January so you as residents can try out Directv and give us feedback.

CHA Annual Meeting

The CHA Annual Meeting is 12/6/24 at 10AM. I will send notice when the agenda with proxy/ballot is sent for the CHA Annual Meeting. Please vote immediately after receiving your mail or hand delivery proxy/ballot. The mail is extremely slow so give it time to reach the CHA office. Drop off hand delivered proxies/ballots to the office. **PLEASE RETURN THEM TO THE OFFICE PRIOR TO 12/6/24 AS THE DAY OF THE ANNUAL MEETING IS CHAOTIC ENOUGH WITHOUT HAVING TO COUNT AND TALLY VOTES FROM HAND DELIVERY VOTERS.**

Changes to Parking Rules 11/2024

5. PARKING

- a. No vehicle shall be parked on any part of the Conquistador property except on paved driveways and designated parking areas.**
- b. No trailers, trucks, vans, or commercial vehicles, other than those present on business, shall be parked on the property including homeowner garages.**
- c. Boats, boat trailer, motorcycles and other recreational vehicles shall be parked inside of garages and concealed from public view or premise.**
- 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. Vehicles being used for loading and unloading may not be parked on the common areas, including all streets and Condominium common areas, unless the office has been notified in advance and a parking pass obtained prior to delivery and parking.**
- f. Residents may not use common area parking as overnight overflow parking without notifying the office and obtaining a parking pass prior to parking.**
- g. Residents may not park their vehicles in common area for extended periods of time. Approval will not be given for parking in excess of 7 days, except in special circumstances as determined by the board and management.**
- h. Rinconada Ave shall be considered a main traffic thoroughfare, and therefore no on-street parking is permitted.**
- i. 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 **to obtain a parking pass prior to parking**.**
- 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.**

Proposed CHA Parking Rule Changes

1. Residents may not use common area parking as overnight overflow parking without notifying the office and obtaining a parking pass prior to parking.
2. Residents may not park their vehicles in common area for extended periods of time. Approval will not be given for parking in excess of 7 days, except in special circumstances as determined by the board and management.
3. Vehicles being used for loading and unloading may not be parked on the common areas, including all streets and Condominium common areas, unless the office has been notified in advance and a parking pass obtained prior to delivery and parking.