

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**Friday, December 6, 2024**

**MEMBERS PRESENT:**

Pat Spadoni, Bldg. 1 – zoom  
Doug Rose, Bldg. 2  
Marge Drury, Bldg. 3  
Ron Robinson, Bldg. 4  
Charles Encarnation, Bldg. 5  
Renee Drentkiewicz, Bldg. 6  
Mike Andrusyszyn, Bldg.7-zoom  
Martha Gorton, Bldg. 8  
Vince Stapleton, Bldg. 9  
Jan Barnes, Bldg. 10  
Rich Stenseth, Bldg. 11  
Dan DeHaven, Bldg. 12  
Joe Endress, Houses  
John Calabro, Houses  
Kathleen Murphy, Houses

**OTHERS:**

Bonnie Guenther, Manager  
Others in Attendance (See attached)  
Mike Andrusyszyn, Shannon Vecchio,  
Pamela Monahan, Anne& Ralph Allbee,  
Sandra Boriskin, Jeff Jenkins, Gloria Croom,  
Mary Hutchison, Raymond Williams, John  
McGuire, Patrick Spadoni, Ed Hale, Jim  
LaFrance, Beth Fechushak, John Calabro,  
Cathy & Rob Schappert, Lynne Harris, Joe  
Koloski, Scott Magnussen, Maria Penman,  
Margaret Dombkoski

The meeting was called to order at 10:00 am by President Kathleen Murphy after the pledge of allegiance. There was a quorum present. There was a motion by Joe Endress, and it was seconded by Martha Gorton to approve the minutes of the 2023 Annual membership meeting. It was unanimously approved.

The Executive Committee were introduced. The Committee consists of Kathleen Murphy, President. Martha Gorton, 1<sup>st</sup> Vice President. Renee Drentkiewicz, Secretary and Joe Endress, Treasurer.

**COMMITTEE REPORTS:**

- **Events Committee – Diane Encarnation.** The Event Committee members are Diane Encarnation, Lona Ciliotta, Eleanor Rick, Kathy Smith, Karen Milligan and Sharon Kelly. Since the Committee feels that they are sufficiently funded, there will not be any baskets for fund raising this year.  
January 25, 2025 – Strawberry Festival – Susan Scherin and Martha Gorton  
February 8, 2025 – Night at the Races – Bldg. 4  
March 4, 2025 – Marti Gras- Homes

No one has stepped forward to organize the end of the season event for April. The past 2 years had very good attendance and was scheduled the first or second week in April. The committee is looking for one man or woman, per building and for the homes, to post notices and sale tickets for these events. If anyone is looking to sign up as a coordinator or a volunteer, please notify any of these members. The pancake breakfast was changed to the Strawberry Festival due to lack of volunteers to participate. There is no date scheduled yet, but there will be a Welcome Breakfast scheduled for new homeowners by invitation only. Martha mentioned that people need to get involved and volunteer to put together a group for an event soon.

**MANAGER'S REPORT:** Bonnie Guenther – See attached.

**ANNUAL TREASURER'S REPORT:** Joe Endress – See attached.

**PRESIDENT'S REPORT:** Kathleen Murphy – See attached.

**COMMENTS FROM THE RESIDENTS:**

- Suzie Heimburger – Homes – Suzie thanked Kathleen for her service to the Community.

**NEW BUSINESS:**

- **CHA Amendments Votes– Bonnie Guenther - See Attached.**  
Bonnie thanked the Committee for doing a wonderful job with the Yellow book, which is now fully updated legally. These documents will now be sent to the County to be filed in our Community Documents. New documents will then be distributed to everyone. There will be new Rules & Regulations and new Architectural Guidelines also distributed to all.
- **Color Palette Votes – Bonnie Guenther**  
The Architectural Review Committee was in charge of this recommendation, but Bonnie handled the building voting. This is considered a material alteration for each of the buildings. Therefore, each building requires either 2/3 of all membership or 75% of all membership to approve the vote in order for it to pass. Bonnie requested that the Board agree to leave this vote open until the end of the year so that we can contact the people who have not voted at all yet. Five of the buildings are only within a 1-3 votes away from an approval. Discussion followed with several of the Board agreeing that this should remain open to educate our residents. Bonnie now plans to notify the individual building boards which residents in their buildings have not voted. The people she has already contacted do not appear to understand what the vote was for and required further explanation. She has not notified the buildings any sooner of the individual residents who haven't voted, because she was allowing the votes to be anonymous. She also was trying to take the work out of the hands of the Building Boards, which is mostly welcomed, but she will be very willing to give the responsibility back to any building that requests it. Renee made a motion to extend and keep open the color palette vote till December 31, 2024, and it was seconded by Martha. A roll call vote was taken, and the motion was passed by a vote of 12-3. The no votes were building 1, 2 & 3.

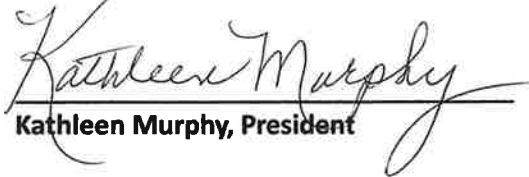
**ELECT BOARD OF DIRECTORS FOR 2025 – Ron Robinson – Bldg. 4**

Ron asked that we do the election in the current room rather than adjourn to another room. There was a roll call of the 15 members of the 2025 CHA Board of Directors. The 2025 members are Jim Kurtz, Bill Cloud, Marge Drury, Rick Cass, Charles Encarnation, Renee Drentkiewicz, Patricia Kelvasa, Martha Gorton, Vince Stapleton, Jan Barnes, Deborah Pavlic, Ken Andorfer, Joe Endress, John Calabro and Suzie Heimburger. The nominating committee has recommended the following for the Executive Board. For President, Renee Drentkiewicz. Vice-President, Martha Gorton. Secretary, Jan Barnes. Treasurer, Joe Endress. There is no 2<sup>nd</sup> Vice- President this year. Ron asked if there were any other nominations for the 2<sup>nd</sup> Vice- President position. There were none. Ron also asked if there were other nominees for any of the other positions. There were none. Ron asked for a motion to accept the

nominee for President. Jim Kurtz made a motion, and it was seconded by Suzie Heimburger. Ron also asked if there were other nominees for Vice-President position. Joe Endress made a motion, and it was seconded by Jim Kurtz. Ron asked for a motion to accept the nominee for Secretary. Joe Endress made a motion, and it was seconded by Martha Gorton. Ron finally asked for a motion to accept the nominee for Treasurer. Jim Kurtz made a motion, and it was seconded by Jan Barnes. There being no further discussion, Ron asked the general assembly if they were in favor of the new Executive Board. The vote was unanimous. The nominees as read were accepted and Ron asked the Secretary, Jan Barnes, to cast one vote for each member of the Executive Committee. The Election was then concluded.

There being no further business to conduct, there was a motion by Joe Endress and seconded by Martha Gorton to adjourn with a unanimous vote. The meeting was adjourned at 10:48 am.

  
Renee Drentkiewicz, Secretary

  
Kathleen Murphy, President

## CHA Annual Meeting 12/6/24

CHA Document Revision Amendments				
	Voting Threshold	Electronic	Paper	Final Count
CCRS Yes	Majority of membership	189	12	201 - Pass
CCRS No		16	3	19
Bylaws Yes	Majority of voters	180	13	193 - Pass
Bylaws No		14	2	16
Articles Yes	Majority of voters	189	13	202 - Pass
Articles No		10	2	12

Condo Color Palette Material Alteration Vote				
Bldg #	Voting Threshold*	Electronic	Paper	Preliminary Count**
1	2/3	16Y/1N	1Y/0N	16Y/2N - Pass
2	75%	9Y/2N	4Y/0N	13Y/2N <5>
3	2/3	10Y/2N	2Y/1N	12Y/3N <3>
4	75%	9Y/7N	2Y/1N	11Y/8N <7>
5	75%	16Y/3N	2Y/0N	18Y/3N - Pass
6	75%	14Y/0N	4Y/0N	18Y/0N - Pass
7	75%	16Y/3N	3Y/0N	19Y/3N - Pass
8	75%	12Y/2N	6Y/0N	18Y/2N - Pass
9	75%	15Y/2N	0Y/0N	15Y/2N <3>
10	75%	17Y/2N	0Y/0N	17Y/2N <1>
11	75%	13Y/0N	2Y/0N	15Y/0N <3>
12	75%	16Y/0N	1Y/0N	17Y/0N <1>

\*2/3 - 15 votes needed; 75% - 18 votes needed

\*\*Vote will remain open until 12/31/24

## 12/6/24 CHA Annual Meeting Sign In

Printed name	Signature
THOMAS SIKORA	Thomas Sikora
THOMAS ARNONE	Thomas Arnone
Patricia Kolvasou	Patricia Kolvasou
DOUG ROSE	Doug Rose
Bill CLOUD	Bill Cloud
VIRGINIA CALENDER	Virginia Calender
DIANE ENCARNATION	Diane Encarnator
WM BARNES	William Barnes 10-102
DIANE SOMMER	Diane Sommer
Mary Kurtz	Mary Kurtz
Jim Kurtz	Jim Kurtz
Suzie Heimbarg	Suzie Heimbarg
INDET M. HALLIK	Indet M. Hallik
Rag Williams	Rag Williams
Pam Vaughan	Pam Vaughan
Jeff Sadrak	Jeff Sadrak
Marge Knox	Marge Knox
Deborah LaVie	Deborah LaVie
Vin CAPLETTON	Vin Capletton
Janet Campbell	Janet Campbell
DAVID NEGATHLIN	David Negathlin
RON ROBINSON	Ron Robinson
RIP MORECHART	Rip Morechart
Kath. Miorath	Kath. Miorath
OJ MAR	OJ Mar
L. MAE	L. Mae
John DeLo	John DeLo
SCOTT WALKER	Scott Walker
Mike McPhyllis	Mike McPhyllis
Diane Hahn	Diane Hahn
John Hahn	John Hahn

**12/6/24 CHA Annual Meeting Sign In**

[illegible]

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**FRIDAY, DECEMBER 6, 2024, 10 A.M.**

**AGENDA**

**CALL TO ORDER – QUORUM – WELCOME**

**INTRODUCE EXECUTIVE COMMITTEE**

**APPROVAL OF MINUTES OF 2023 ANNUAL MEETING – Call for motion, second, & approval**

**COMMITTEE REPORTS**

**MANAGER'S REPORT – BONNIE GUENTHER**

**TREASURER'S REPORT & FINANCIAL STATE OF AFFAIRS – JOE ENDRESS**

**PRESIDENT'S REPORT – KATHLEEN MURPHY**

**COMMENTS FROM THE RESIDENTS**

**NEW BUSINESS**

**ELECT BOARD OF DIRECTORS FOR 2025**

**TEMPORARY ADJOURNMENT:**

**2025 BOARD OF DIRECTORS will retire to the card room (if desired) for the election of the Executive Committee for 2025; This meeting is open to residents.**

**Audience will be asked to remain for the announcement of the new officers for 2025.**

**ADJOURNMENT**

**NOTICE OF ANNUAL MEETING  
OF  
CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

TO ALL MEMBERS:

On Friday, December 6, 2024, at 10:00 AM, at 1800 SE St Lucie Blvd, Stuart, FL 34996, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The Board has passed a Resolution authorizing electronic voting. Members who have consented to vote online will be able to vote electronically by following the online voting instructions provided herein. If you have not yet consented to online voting, you may consent electronically by emailing **manager@conquistadorliving.com** or by submitting the enclosed written consent form to the Association by no later than one (1) hour in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election. The agenda for the Annual Meeting is:

1. Certifying Quorum - Call to order.
2. Proof of Notice of Meeting.
3. Reading and disposal of unapproved minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Appointment of Inspectors of Elections.
7. Election of Directors.
8. Unfinished Business.
9. New Business – Vote on Amended and Restated Governing Documents.
10. Adjournment.

**Thirty (30%) percent** of the voting interests (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. **VERY IMPORTANT** that you either **attend** or **provide a Proxy** or vote online in order to conduct business.

The person designated in the voting certificate is the person who will be authorized to cast the ballot electronically if that person has also consented to online voting.

**NOTE: FORGERY OF A VOTING CERTIFICATE OR BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD DEGREE FELONY.**

**VOTING BY PROXY**

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you in the event you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the lot. If you want to vote and do not attend the Annual Meeting, **you must vote by proxy.**

2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting.** It can be sent via hand-delivery to the Management Office, via mail addressed to the Association’s mailing address at: **1800 SE St. Lucie Blvd, Attn: Office, Stuart, FL 34996**, via



email to: [manager@conquistadorliving.com](mailto:manager@conquistadorliving.com), or via facsimile to: 772-283-7785. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It can also be **assigned** (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.

5. You may vote online by registering at <https://conquistador.voteegrity.net>. After registering, you will receive a confirmation email containing information about joining the meeting, using the instructions included with the notice of this meeting.

6. A **Proxy** form is enclosed with this notice for your use, if needed. Alternatively, if you have consented to online voting, you may vote online by registering at <https://conquistador.voteegrity.net>. After registering, you will receive a confirmation email containing information about joining the meeting.

Again, please attend the Annual Meeting or send in your proxy or vote online, and submit a voting certificate, if required.

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Date: 11/22/24.

BY ORDER OF THE BOARD OF DIRECTORS

  
Renee Drentkiewicz, Secretary

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEETING**

**FRIDAY, DECEMBER 6, 2024**

**10:00 AM**

**BALLOT**

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LOT NO./STREET ADDRESS

1. I approve the Second Amended and Restated Declaration of Covenants and Restrictions as proposed by the Board of Directors.

☐ YES

☐ NO

2. I approve the Amended and Restated Bylaws as proposed by the Board of Directors.

☐ YES

☐ NO

3. I approve the Amendment to the Articles of Incorporation as proposed by the Board of Directors.

☐ YES

☐ NO

SIGNATURE(S) OF OWNER(S):

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

## PROXY

The undersigned, owner(s) of Lot No. \_\_\_\_\_ located at \_\_\_\_\_ (street address)  
**Conquistador Club and Apartments**, appoints (Check one):

- \_\_\_\_\_ a) **Renee Drentkiewicz, Secretary** of the Association, on behalf of the Board of Directors, or  
\_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy) as my proxyholder\*, with  
power of substitution, to attend the meeting of the members of **Conquistador Homeowners Association, Inc.** to be  
held **Friday, December 6, 2024 at 10:00 AM**, in the **Clubhouse Ballroom** located at **1800 SE St Lucie Blvd,  
Stuart, FL 34996**, and any adjournment/recess thereof. The proxyholder named above has the authority to vote and  
act for me to the same extent that I would if personally present, with power of substitution, except that my  
proxyholder's authority is limited as indicated below:

**GENERAL POWERS:** By signing this proxy, your proxyholder automatically has general powers to vote on other  
issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such  
general powers by checking the box below:

\_\_\_\_\_ I **do not** grant general powers to my proxyholder.

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST  
INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN  
REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. I approve the Second Amended and Restated Declaration of Covenants and Restrictions as proposed by the  
Board of Directors.

☐ YES

☐ NO

2. I approve the Amended and Restated Bylaws as proposed by the Board of Directors.

☐ YES

☐ NO

3. I approve the Amendment to the Articles of Incorporation as proposed by the Board of Directors.

☐ YES

☐ NO

Date: \_\_\_\_\_.

SIGNATURE(S) OF OWNER(S):

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment  
of the **Secretary** of the Association as your proxyholder.

**This proxy is revocable by the owner and is valid only for the meeting for which it is given and any lawful  
adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original  
meeting for which it was given.**

## **Conquistador Homeowners' Association, Inc.**

### **Manager's Report**

#### **Annual Meeting, December 6, 2024**

- ❖ Our maintenance crew, Dan Waterman and Dale Tallent have been busy all year doing regular maintenance and renovation projects all over property. They work hard for this community. Thanks to both! Also, thanks to Lolita Salmon, our bookkeeper for everything she does to help keep our office running and for her sense of humor that lightens my days.
- ❖ All pools were inspected and passed inspections. Pool pumps in the Clubhouse and LRA2 were replaced, and minor repairs were done to all three pools.
- ❖ Aquacal serviced multiple heater/chillers at the clubhouse pool, LRA1, and LRA2.
- ❖ ProGreen completed their quarterly herbicide, pesticide, and fertilization treatments.
- ❖ Two storm water drains at the front entrance were repaired.
- ❖ The annual palm tree trimming was completed in July.
- ❖ The Clubhouse landscaping was replaced.
- ❖ Gold Coast Elevators completed all the elevator inspections.
- ❖ The west side Ballroom and the maintenance ACs were replaced. All eight were serviced with minor repairs being done.
- ❖ Mansard repairs were done to ten of the condo buildings.
- ❖ Summit Fire inspected the fire suppression system in the ballroom kitchen. They also completed a fire inspection of the clubhouse. In addition, they inspected all trash room sprinklers and extinguishers. Finally, they replaced the fire alarm system in the Clubhouse.
- ❖ Life safety inspections were completed by Martin County for all condo buildings and the Clubhouse.
- ❖ The east wall fence partitions and dog park fencing and gates were replaced. In addition, the east wall was painted.
- ❖ The dock was replaced. New dock lighting and bench seating was installed. The result of the project exceeded expectations.
- ❖ The tennis court resurfacing and partial fence and gate replacements will begin next week. The tennis court pavilion is being constructed and will be installed early next year.
- ❖ The atrium safety railings will be installed on ten of the condo buildings before the end of the year.
- ❖ A comprehensive list of list and schedule of all maintenance and grounds duties was developed and distributed.
- ❖ The insurance appraisal for 2025 was done. This is available to be viewed on the website.
- ❖ A workers compensation audit was completed. Additionally, we are currently undergoing a SUTA audit.
- ❖ Webpages were created for all twelve condo associations. Agendas, minutes, reserve studies, milestone inspections, and other major reports will be regularly posted to the sites beginning in 2025.
- ❖ Milestone Inspections for all twelve condos were accepted by Martin County which was a great relief. They are available for view on the website.

- ❖ As of today, 12/6, we are officially no longer AT&T cable customers. Our cable contract was sold to Directv. We are still using AT&T internet. If you have not made the switch to Directv, please do so as your AT&T cable will be shut off today. Furthermore, our cable and internet contracts terminate in 15 months, so we have retained Communications Consulting Group again to bid on communications contracts for Conquistador. More information will be provided next year.
- ❖ Electronic voting has been implemented in Conquistador. This has been a learning curve for residents, management, and the voting company alike. Our community always seems to be the groundbreaker as we are so unique. New voting systems had to be created to fit our community, just as new reserve study templates had to be created to fit our hybrid HOA/condo community.  
Most residents found electronic voting easy to use. I encourage all residents to adopt it and its ease of use.  
New can be hard at first, but in the long run, it will increase efficiency in voting.
- ❖ The 12 condo reserve studies, both SIRS and non-SIRS were completed. The project took the better part of a year with many revisions negotiated between the reserve analyst and me. It was very labor-intensive and time-consuming, but very necessary as reserve studies of the condo buildings had never been done to my knowledge. I am very proud of the end results. The condos now have a baseline on which to base reserves and can properly plan for the future of their associations.
- ❖ I completed all thirteen budgets, one CHA and twelve condo budgets. A fully funded CHA budget was approved by the Board of Directors. All condo budget reserves were based on their new reserve studies, and most buildings are fully funding their reserves for 2025!
- ❖ This coming year my goals are: 1) to complete the lighting project as it desperately needs to be done as the useful life of our lighting system has expired; 2) finalize bids for road swale replacement; 3) begin to bid road paving; 4) continue to automate property systems to increase ease of use for residents and increase office and maintenance efficiency; and 5) begin to lobby for insurance and HOA and condo law reform by writing for trade publications.
- ❖ Thank you to the Homes and Condo Boards, and the Board of Directors for their support and for the thankless work they do for their associations and for Conquistador HOA. Thanks to the Executive Committee for always backing me up. Thank you, Kathleen, for stepping in as President seamlessly and doing a great job.  
I especially want to thank Matt Hollister who not only served as CHA President from 2021-2024, a term unheard of, but also chaired many committees. He spent countless hours devoted to this community. He was integral in moving Conquistador forward. I am proud to call him a friend.  
The education I have gained in my position is priceless. Every day is a learning experience. Some are harder than others, but all have something to teach.  
I feel truly blessed for my ability to serve this community.  
Happy Holidays, and peace be with you, your families, and on Earth.

**CONQUISTADOR  
HOME OWNERS' ASSOCIATION  
ANNUAL MEETING TREASURER'S REPORT  
DECEMBER 6, 2024**

We have been able to control most of our expenses this year. With insurance costs and supplier/vendor contracts continually going up, we have been extra careful with how we are spending our Homeowners' money. While our community appears to be a simple uncomplicated community, there is a lot that needs constant maintenance. We literally have miles of irrigation lines running underground throughout the complex. Even though this is out of site, it needs constant maintenance from breaks in lines, to replacement of irrigation heads, to maintenance and replacement of zone valves. While we have always done a very good job on maintaining our infrastructure, it is aging and is in constant need of attention. That also includes our domestic water system, our roadways, and numerous other amenities in our complex.

Bonnie Guenther and her team have done a terrific job in controlling costs. Some of the larger expenses this year included replacement of the West Ballroom A/C unit at a cost of \$20,311. We also experienced a storm drain failure that to date has cost us \$8,825. Additionally, we had several repairs on the Clubhouse pool and systems. This cost approximately \$5,000 to replace pool pumps and auxiliary systems.

Despite these large expenditures, we have been able to keep a positive variance to the 2024 Annual Budget and will hopefully end the year with dollars to spare.

**CAPITAL EXPENDITURES**

We purposely put a pause on Capital Expenditures in 2024. The one project that we did undertake was the replacement of our dock. We accepted numerous bids from contractors and finally chose one who designed a system to not remove the existing pilings, which would have been extremely costly, but to install new pilings adjacent to the existing pilings and wrapped the pilings in a material which will hopefully extent their useful life. We replaced all the infrastructure and planking as well as the electrical system. The total cost of the dock replacement was \$115,873 including the new dock seating and accessories.

Looking forward to 2025, we cannot be too careful with pausing work on our infrastructure. In some cases, it is better to replace now than wait till there are major failures. I bring this up in the case of our roadways. The cracking and dissolving of the curbing throughout the complex need work and in some cases, replacement. This is not only unsightly but a potential tripping hazard for the many residents walking the property. Additionally, the roadway is alligator cracking or fatigue cracking. We will soon need to grind the surface layer and replace it with a new top course.

While we are looking at a potential lighting project to replace most of the outside lighting throughout the complex in an arrangement with Florida Power and Light, we need to pursue this with or without FPL.

Again, I commend Bonnie and her team for the job they do for Conquistador Homeowner's Association. She is constantly working on doing what is best for the Association and saving our funds where possible.

## 2024 Annual Meeting – December 6, 2024

### President's Report

Much has been accomplished over the past year, and I would be remiss not to give credit to past president Matt Hollister. His vision and energy were essential to all that has been accomplished in his years of leadership. I wish him well in his new adventures!

This year the dock project was completed with the installation of the swanky new benches. The east wall renovation was completed. A new color palette was designed and presented for community approval. We are now utilizing Voteegrity for CHA and building voting with great success.

In 2025, we can look forward to refurbished tennis courts and fencing and, finally, adequate lighting for Conquistador. Again, this has all been accomplished without any CHA assessments!

I'd like to give a shout-out to our hard-working committees, especially the Architectural Review Committee and the ad hoc Lighting Committee, the latter I was part of for a short time. This was a disparate group of people with different ideas and goals who managed to reach consensus. Bravo to them!

In conclusion, I want to extend a special thanks to Joe, Martha, Renee, and Bonnie for all their hard work as well as their comradery. It's been my pleasure to serve with you all.

And lastly, I urge all Conquistador residents to remember we are all community members whether we own houses or condos. To misquote Ben Franklin, we must all hang together or we will surely hang separately. I say Let's hang in there together.

Thank you.



**CONQUISTADOR HOMEOWNERS' ASSOCIATION**

**EXECUTIVE COMMITTEE**

**SLATE OF OFFICERS**

**2025**

<b>PRESIDENT</b>	<b>RENEE DRENTKIEWICZ</b>
<b>VICE PRESIDENT</b>	<b>MARTHA GORTON</b>
<b>TREASURER</b>	<b>JOE ENDRESS</b>
<b>SECRETARY</b>	<b>JAN BARNES</b>

**CHA 2025 BOARD OF DIRECTORS**

<b>BUILDING I</b>	<b>Jim Kurtz</b>	
	<b>Pam Vaughan</b>	<b>Alternate</b>
	<b>Pat Spadoni</b>	<b>Alternate</b>
<b>BUILDING II</b>	<b>Bill Cloud</b>	
	<b>Doug Rose</b>	<b>Alternate</b>
	<b>Ed Brennan</b>	<b>Alternate</b>
<b>BUILDING III</b>	<b>Marge Drury</b>	
	<b>Lisa Bryant</b>	<b>Alternate</b>
	<b>Maria Penman</b>	<b>Alternate</b>
<b>BUILDING IV</b>	<b>Rick Cass</b>	
	<b>Sharon Kelly</b>	<b>Alternate</b>
	<b>Ron Robinson</b>	<b>Alternate</b>
<b>BUILDING V</b>	<b>Charles Encarnation</b>	
	<b>Laura Ronayne</b>	<b>Alternate</b>
	<b>Janet Campbell</b>	<b>Alternate</b>
<b>BUILDING VI</b>	<b>Renee Drentkiewicz</b>	
	<b>Glenn Kirkham</b>	<b>Alternate</b>
		<b>Alternate</b>
<b>BUILDING VII</b>	<b>Patricia Kelvasa</b>	
	<b>Robert Maughan</b>	<b>Alternate</b>
	<b>Donna O'Brien</b>	<b>Alternate</b>
<b>BUILDING VIII</b>	<b>Martha Gorton</b>	
	<b>Anne Immessberger</b>	<b>Alternate</b>
	<b>Luann Dwyer</b>	<b>Alternate</b>
<b>BUILDING IX</b>	<b>Vince Stapleton</b>	
	<b>Donna Sikora</b>	<b>Alternate</b>
	<b>Barbara Doherty</b>	<b>Alternate</b>
<b>BUILDING X</b>	<b>Jan Barnes</b>	
	<b>Eileen Thibeault</b>	<b>Alternate</b>
	<b>Diane Sommer</b>	<b>Alternate</b>
<b>BUILDING XI</b>	<b>Deborah Pavlic</b>	
	<b>Rich Stenseth</b>	<b>Alternate</b>
	<b>Anne Albee</b>	<b>Alternate</b>
<b>BUILDING XII</b>	<b>Ken Andorfer</b>	
	<b>Dan DeHaven</b>	<b>Alternate</b>
	<b>Cathy Schappert</b>	<b>Alternate</b>
<b>HOMES</b>	<b>Joe Endress</b>	
	<b>Mark Ryberg</b>	<b>Alternate</b>
	<b>Mike McPhillips</b>	<b>Alternate</b>
	<b>John Calabro</b>	
	<b>Rich Ficarra</b>	<b>Alternate</b>
	<b>Leo Montuoro</b>	<b>Alternate</b>
	<b>Suzie Heimburger</b>	
	<b>Jay Warford</b>	<b>Alternate</b>
	<b>Carol Spera</b>	<b>Alternate</b>