

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, January 21, 2025

MEMBERS PRESENT:

Jim Kurtz, Bldg. 1
Bill Cloud, Bldg. 2
Marge Drury, Bldg. 3
Rick Cass, Bldg. 4
Charles Encarnation, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Patricia Kelvasa, Bldg. 7 - absent
Martha Gordon, Bldg. 8
Vince Stapleton, Bldg. 9
Jan Barnes, Bldg. 10
Rich Stensem, Bldg. 11
Ken Andorfer, Bldg. 12
Joe Endress, Homes
John Calabro, Homes 2
Suzie Heimburger, Homes 3

OTHERS:

Bonnie Guenther, Manager
Others in attendance (see attached)

Zoom attendees:

Anne and Ralph Albee
Virginia Sheehan
Lynn Harris
David Sherlock

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 meeting of November 19, 2024. The motion was seconded by John Calabro and the vote was unanimously approved.

Committee Reports:

1. Architectural Review Committee: Bonnie Guenther - see attached
2. Holiday Lighting Committee: Peggy Thompson - Peggy is asking if the CHA Board would consider financing the holiday lighting project, as it is very cumbersome and time consuming to get people to contribute. Discussion followed. John Calabro made a motion to fill out the committee and do research on costs, bids, companies, etc. and get back and report to the board to make an informed decision. A roll call vote was taken. 11 yes; 3 no; 1 absent. Motion passed.
3. Events Committee: Diane Encarnation - Upcoming events:

January 25, 2025	Strawberry Festival
February 8, 2025	Night at the Races (Building IV)
March 4, 2025	Mardi Gras (Homes)
April 9, 2025	End of Year Party - The Events Committee still needs volunteers to come forward to work this event. It is all planned and a band is pending. Please contact Diane if interested.

Treasurer's Report: Joe Endress - See attached

Rick Cass' requested the following correction to the Treasurer's report:

Removal of the sentence: "Additionally, a plan was approved by the Landscaping Committee and the Executive Committee to upgrade the East side of the front wall of the complex."

Updated sentence below: "A deposit of \$24,459 was given to the contractor to begin planning the upgrade to the East side of the front wall of the complex."

Manager's Report: Bonnie Guenther—See attached

Old Business:

1. **FPL Lighting Project: Bonnie Guenther - see attached**
2. **Color Palette Voting Results: Bonnie Guenther**
All but two condo buildings (#2 and #4) passed the approved color palette.

Bonnie suggested two options for consideration for these two buildings:

1. Let the buildings revote on the CHA approved color palette at a later date.
2. When outside painting is being considered, submit an Architectural Review Application of their color choices. Then it would go to the Architectural Review Committee and the Board of Directors.

The two buildings had the option to present to the BOD this week their respective opinions if they wanted to. They were made aware of the options available to them when the time comes to repaint. As a reminder, Renee shared that the cream and brown colors are no longer approved.

New Business: none

Comments on agenda items:

- * Diane Encarnation, Building 5: Diane asked for clarification for the recent colors of paint for Building 1.
- * Doug Rose, Building 2: Doug wanted to know who was responsible for removing the existing lighting. Bonnie stated the cost is already covered in the project. Next, he brought up a concern about the nonGIF outlets used for the holiday lighting. Bonnie will check with the electrician for clarification.
- * Ada Scharf, Building 10: Ada suggested that the lighting committee look at having fewer holiday lights to help curb the expense. Also, she asked what was the procedure for a building to choose an alternate "shade" of the approved palette. Bonnie replied that first the building votes, then an application is sent to the Architectural Committee Review Board, and finally to the CHA Board for approval.
- * Jean McIntyre, homes: Jean questioned when are the wind screens by the tennis courts going to be put back up. Bonnie responded that the wind screens will be installed within the next two weeks. In addition, an exit gate to the east side is soon to be installed.

There being no further business at this time, a motion was made by Joe Endress and seconded by Suzie Helmburger to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:20 am.

Jan Barnes

Jan Barnes, Secretary

Renee Drentkiewicz

Renee Drentkiewicz, President

1/21/25 Board of Directors Meeting Sign In

Printed name	Signature
Bill Clegg	<u>Bill Clegg</u>
Jackie Williams	<u>Jackie Williams</u>
Diane Escanlar	<u>Diane Escanlar</u>
Mona Head	<u>Mona Head</u>
Mike Brady	<u>Mike Brady</u>
Jeff Mihalek	<u>Jeff Mihalek</u>
Donna Sikora	<u>Donna Sikora</u>
Ken Anderson	<u>Ken Anderson</u>
Lisa Bryant	<u>Lisa P Bryant</u>
Pat Stenseth	<u>Pat Stenseth</u>
Luanna Dwyer	<u>Luanna Dwyer</u>
Terri M. Hayes	<u>Terri M. Hayes</u>
Doug Roe	<u>Doug Roe</u>
Gail Honey	<u>Gail Honey</u>
Tat Gars	<u>Tat Gars</u>
Terry Gars	<u>Terry Gars</u>
Joe Koloski	<u>Joe Koloski</u>
Mary Kutz	<u>Mary Kutz</u>
Mike McPhillips	<u>Mike McPhillips</u>

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

Tuesday, January 21, 2025
9:30 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

COMMITTEE REPORTS -- Architectural Review Committee - Bonnie Guenther
Holiday Lighting Committee -- Peggy Thompson
Events Committee -- Diane Encarnation

TREASURER'S REPORT

MANAGER'S REPORT

OLD BUSINESS:

FPL Lighting Project – Bonnie Guenther
Color Palette Voting Results – Bonnie Guenther

New BUSINESS:

Discussion Item:

COMMENTS on agenda items:

POSTED: 1/16/25

ZOOM LINK:

You are invited to a Zoom meeting.

When: Jan 21, 2025 09:30 AM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tZUkceGhrjosGtHOolag659hn6y4QSVYnQ7z>

After registering, you will receive a confirmation email containing information about joining the meeting.

BOD 1/21/25

Architectural Review Applications

1. Bldg. 11; Siding Replacement; Recommended for approval by the Architectural Review Committee (ARC) on 11/25/24 and approved by the Board of Directors (BOD) on 11/25/24
2. Kitchen: 1828 SE Coronado Lane; Window Replacement; Recommended for approval by the Architectural Review Committee (ARC) on 11/27/24 and approved by the Board of Directors (BOD) on 11/27/24
3. Schieren: 3240 SE Gran Via Way; Flagpole installation; Recommended for approval by the Architectural Review Committee (ARC) on 11/27/24 and approved by the Board of Directors (BOD) on 11/27/24
4. Lewis: 1813 SE Granada Lane; Windows and exterior door replacement; Recommended for approval by the Architectural Review Committee (ARC) on 12/23/24 and approved by the Board of Directors (BOD) on 12/27/24
5. Bldg. 11; Siding, gates, gate partitions replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 12/23/24 and approved by the Board of Directors (BOD) on 12/27/24
6. Wheeler: 7-101; Courtyard alterations; Recommended for approval by the Architectural Review Committee (ARC) on 12/24/24 and approved by the Board of Directors (BOD) on 12/27/24

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
NOVEMBER 2024

FINANCIAL ANALYSIS:

November continued the trend of cost savings. In the area of General Common Areas, Grounds Maintenance, we had our quarterly grounds treatment. This amounted to \$2,170 and put this account over plan by \$1,466. In the area of General Common Areas, Repairs, we hired Stuart Plumbing to perform Valve Exercises to make sure water valves shut off properly when needed. This cost the Association \$1,917, and put this account over plan by \$2,164. In the area of General Common Areas, Other Expenses, a survey of the tennis court areas was performed at a total cost of \$2,424. This was done in preparation for the work being performed in this area. In the Clubhouse, Pool Supply & Expenses, we had to replace the Clubhouse pool starter and hired Barefoot Pools to perform storm clean up. These two expenses totaled \$3,048. And finally in the General Area, Office-Service & Misc, the cost for setting up Votegrity, Inc. amounted to \$1,500.

While the above expenses amounted to a negative variance of \$2,594 for the month, we still are in a positive position relative to the annual plan on a year-to-date basis.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF DECEMBER 1, 2024)

\$219,428.53	South State Bank Checking Account
\$505,273.88	South State Bank Money Market Account
<u>\$270,148.93</u>	Synovus Business CD
\$994,851.34	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
OCT/NOV 2023	1,169,000	1,208,801	(39,801)	-3.4
OCT/NOV 2024	1,320,500	1,283,834	36,666	2.8

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
DECEMBER 2024

FINANCIAL ANALYSIS:

Overall December was a very good month. While we did have some unusual expenses, it was planned to pay these expenses in 2024, to avoid additional expenses in 2025.

With regards to income, a fine of \$2,000 was received and recorded in 2024. In General Common Areas, Grounds Maintenance, the quarterly lawn treatment amounted to \$1,129. In Other Expenses, we had the small ramp at the end of the sidewalk leading into the Clubhouse replaced at a cost of \$1,727. Hopefully this fix will be a lasting fix. In Landscape Expenses, the west side of the front complex wall was upgraded. Dead sod and bushes were replaced and the railings were repositioned. The cost of this was \$9,306. Additionally, a plan was approved by the Landscaping Committee and the Executive Committee to upgrade the east side of the front wall of the complex. A deposit of \$24,459 was given to the contractor to begin planning for this work.

In the Clubhouse, Other Expenses, we incurred a maintenance charge on the mini-split unit at a cost of \$2,850. Additionally, electrical outlets were replaced with non-GFI outlets at the front entrance to the complex. This amounted to \$1,081. And finally, Executive Committee approved bonuses for 2024 were paid out in December. This put the payroll expenses for December over plan by \$4,792.

Because of the diligent work by Bonnie and her team, we were still able to end 2024 under plan by \$8,175 under plan. Bonnie was able to come within 1% of the Annual Plan submitted last year. She deserves a huge amount of praise for being able to accomplish this. Thank you, Bonnie!

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF January 1, 2025)

\$244,635.43	SouthState Bank Checking Account
\$533,828.82	SouthState Bank Money Market Account
<u>\$271,233.47</u>	Synovus Business CD
\$1,049,697.72	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
NOV/DEC 2023	1,403,000	1,122,356	280,644	20.0
NOV/DEC 2024	1,266,000	1,150,501	115,499	9.1

Manager's Report
Board of Directors Meeting
January 21, 2025

- The maintenance AC was replaced by Louie's AC.
- There was gutter line break in the LRA2 pool that was repaired by American Leak Detection Services.
- A compressor and a sensor were replaced on the heaters on the LRA1 pool.
- A sensor repair was also done to one of the Clubhouse heaters/chillers.
- ProGreen did their quarterly herbicide, pesticide, and fertilization treatment on property.
- The Christmas lights were removed on 1/17.
- Roof railings were installed by Whiting Roofing on bldgs. 2, 3, 4, 5, 8, 10, 11, and 12.
- Papico Construction replaced the south side of the tennis court fencing and posts, reinstalled a section of fencing running from the tennis court fence to a south wall, replaced the main tennis court gate, and resurfaced the tennis/pickleball court. Auto closers will be installed on the main gate shortly.
- The sunshade structure being installed in the east side of the tennis court is still under construction.
- Please watch your speed while driving in the community, and pedestrians and cyclists, be vigilant in watching for speeders. Stay safe!
- Make sure to pick up after your pets as to keep Conquistador clean and sanitary.
- I want to say a special thank you to the Landscaping Committee for their hard work in doing new plantings.



FPL Lighting Project

First, let me thank the following Lighting Committee members for their hard work on this project:

Renee Drentkiewicz – Chair
Kathleen Murphy – Former Chair
Martha Gorton
Mike McPhillips
Mark Ryberg
David Sherlock
Lori Lewellyn
Lynne Trudell
Karen Thomas
Jean McIntryre
Mona Gerard
Jackie Williams – Secretary

The FPL project was approved by the Board of Directors on 11/21/23, over a year ago. Since that time, the Lighting Committee has been working diligently on every detail of the lighting project. Their work on this project cannot be underscored as the project was in danger of failing many times, but despite the challenges and differences in opinion they faced, their commitment to the project was always more important.

In the over twelve months of discussions, meeting almost every Thursday, the following items were carefully decided upon:

1) Number of lights: The original number of lights was 76. This number was determined by a photometric drawing provided by a photometric company from NC in 2023. To gauge the number of lights needed for the community to be adequately illuminated while keeping the lighting warm and ambient, the committee decided to have FPL create a photometric drawing. The result of the new photometric was a reduction of lights needed to 63 lights, 62 poles with 63 lights as one light is a double light.

2) Placement of lights: After the committee received the FPL photometric, Mike McPhillips and Mark Ryberg placed flags around the community to match the photometric and carefully analyzed where the poles and lights should be placed as not to be intrusive to homes or condos but to blend into the community while still providing needed lighting, especially to condo parking lots. Of

particular interest to the committee was placing the lights and poles by buildings 1, 5, 7, 8, and 9 across the street from the buildings to provide as much lights as possible to their parking lots.

3) Fixtures and poles: The committee decided the original light fixture and pole were too industrial and did not fit the community, so after MANY discussions, a new fixture, a black Holophane Bern pendant light and pole, a Black Washington concrete pole were carefully chosen. I know the committee is proud of their choices and feel they will fit the community perfectly.



Black Washington
Concrete



Tenon Mount
23' (16' MH)



4) Cost of installation and recurring monthly costs: The cost of installation over a year ago was estimated to be \$60,000 and is now \$79,000, and after researching, I determined the cost is on par with average street light installation costs averaging a thousand dollars a light. The installation will be done by FPL. The payment of the installation is a capital expenditure which was budgeted for 2025.

The projected recurring monthly costs increased slightly. In 2023, monthly cost was estimated to be approximately \$3,000 per month. The updated cost is a little over \$4,000 per month, \$12 per month per unit/home. Upon further research, I determined the monthly cost is on par with national average lighting leasing monthly costs. The costs will be part of the 2026 CHA budget as electricity operating costs.

5) Timeline of Installation: The underground boring will begin sometime this year, most likely after September of 2025. The installation of lighting should be in mid-December of 2025.

The contract with FPL was signed by Renee on 1/14/25. Signing the contract before January 31st ensured that installation will begin mid-December.

Potential Questions:

1. Will the recurring monthly cost of the FPL project raise our HOA/Condo fees?

Answer: No, the FPL costs were originally figured into the 2024 budget but were never used so maintenance rates will not increase because of the monthly recurring costs.

2. Will there be a special assessment related to the FPL Lighting Project?

Answer: No, the installation costs are part of the 2025 reserve budget, and all other costs will be in the operating budget.

3. Will FPL be digging up my property?

Answer: No, as all lines will be underground, FPL will be mostly boring underground. They will be working in CHA common area, and if any work needs to be done on resident property, which is unlikely, an easement would have to be granted by the property owner.

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: Building 11
Project Property Address: 1800 SE. ST Lucie Blvd
Phone: 772-333-6051 Email: maryford@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:

Addition / Alteration

Decorative Shutters

Driveway

Exterior Door

Fences

Garage Door

Garage Screen Door

Solar - Hot Water

Generator

Hurricane Shutters

Lamp Post / Fixture

Mailbox/Mailbox Post Color

Paint*

Patio / Deck

Pool / Spa Equipment

Solar - Pool Heating

Propane Tank

Roof

Screen Room / Enclosure

Siding / Stucco

Soffits / Facia

Water Features

Window Replacement

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: Shawin Williams all

Trim Color: _____

Manufacturer: " " Conquistador

Garage Door Color: _____

Manufacturer: " " CREAM

Front Door Color: _____

Manufacturer: _____

Other: materials for siding

Manufacturer: Hardie Backer board siding

Please check and attach appropriate items as necessary:

Initial Plan(s) / Specification(s)

Revised Plan(s) / Specification(s)

Drainage Surface Water Plan

Grading Plan

Color Sample(s)

Texture Sample(s)

* Colors for alterations
to be newly adopted
color palette
colors

Additional Information:

Anticipated Commencement Date: Jan. 22025 Anticipated Completion Date: April 1, 2025

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: Edward Pennington

Date: 13, Dec, 2025

Edward Pennington

Board member for Bld. 11

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 12/23/24

Recommended by ARC Date: 12/23/24 By: Renee Duthreuil

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) 12/24/24

Approved by ACB Date: 12/27/24 By: _____

Approved by ACB with Conditions Date: _____ By: _____

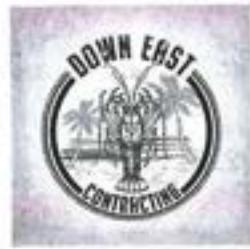
Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.fl@gmail.com
+1 (772) 256-7278



Richard Stenseth

Bill to
Conquistador Building 11

Estimate details

Estimate no.: 1038
Estimate date: 11/12/2024

#	Date	Product or service	Description	Amount
1.		Exterior Paint	Prepare and paint all exterior Hardie lap siding and surrounding trim including third floor balconies.	\$10,200.00
			All lap siding and all trim "not" surrounding windows to be painted in a Sherwin Williams color TBD by customer.	
			All trim surrounding windows to be painted in a Sherwin Williams color TBD by customer.	
			All materials included in price.	
			Total	\$10,200.00

Note to customer

Thank you for your business.

Accepted date

Accepted by

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.fl@gmail.com
+1 (772) 256-7278

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Richard Stenseth

Bill to
Conquistador Building 11

Estimate details

Estimate no.: 1037
Estimate date: 11/12/2024

#	Date	Product or service	Description	Amount
1.		Siding/trim remove and replace	<p>Remove existing siding from the first and second floor. Replace with Hardie backer lap siding (7.25")</p> <p>Remove and replace existing damaged trim boards as needed.</p> <p>Caulk and seal gaps nail holes and other necessary areas.</p> <p>Leave all serviced areas prepped and ready for paint.</p> <p><i>*Note: Price not to include any damage to sills, furring strips, studs or any other materials to be found behind existing siding. If damages are found and prevent the installation of siding, then a change order must be issued at 30\$ per linear foot of board for repairs. (including materials)</i></p>	\$16,000.00

Total **\$16,000.00**

Note to customer

Thank you for your business.

Accepted date

Accepted by

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.fl@gmail.com
+1 (772) 256-7278



Richard Stenseth

Bill to
Conquistador Building 11

Estimate details

Estimate no.: 1039
Estimate date: 11/12/2024

#	Date	Product or service	Description	Amount
1.		Gates and Partitions remove and replace	Remove all existing gates and partitions.	\$5,500.00
			Replace with new partitions, gates, and hardware.	
			All gates and partitions would be finished in a lap siding to match new building siding.	
			All materials included in price	
			Total	\$5,500.00

Note to customer

Thank you for your business.

Accepted date

Accepted by



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2024

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. 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		CONTACT NAME: Alma Perez PHONE (A/C. No. Ext): (772) 334-3347 E-MAIL ADDRESS: alma@jensenbeachins.com		FAX (A/C. No.): (772) 334-3348
Jensen Beach Insurance 1514 NE Jensen Beach Blvd.		INSURER(S) AFFORDING COVERAGE INSURER A: MESA UNDERWRITERS SPECIALITY INSURANCE		NAIC #
Jensen Beach		FL 34957	INSURER B:	
INSURED		Down East Contracting LLC 3472 NE SAVANNAH RD STE 207 Jensen Beach	INSURER C:	
		FL 34957	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 YR	TYPE OF INSURANCE	ADOL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
						PER STATUTE	OTH- FR
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		VBFLF-J	06/20/2024	06/20/2025	EACH OCCURRENCE	\$ 1,000,000
	GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:					DAMAGE TO RENTED PREMISES (Per occurrence)	\$ 100,000
	ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY	SCHEDULED AUTOS NON-OWNED AUTOS ONLY				MED EXP (Any one person)	\$ 10,000
AUTOMOBILE LIABILITY		PERSONAL & ADV INJURY	\$ 1,000,000				
UMBRELLA LIAB	OCCUR	GENERAL AGGREGATE	\$ 2,000,000				
EXCESS LIAB	CLAIMS-MADE	PRODUCTS - COMP/OP AGG	\$ 1,000,000				
OED	RETENTION \$	DEDUCTIBLE	\$ 1000				
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>	Y/N N/A	COMBINED SINGLE LIMIT (Per accident)	\$				
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		BODILY INJURY (Per person)	\$				
		BODILY INJURY (Per accident)	\$				
		PROPERTY DAMAGE (Per accident)	\$				
			\$				
		PER STATUTE	OTH- FR				
		E.L. EACH ACCIDENT	\$				
		E.L. DISEASE - EA EMPLOYEE	\$				
		E.L. DISEASE - POLICY LIMIT	\$				

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

REMODELING, CONTRACTOR

CERTIFICATE HOLDER		CANCELLATION	
Conquistador homeowner Condo Units 1-12 1800 SE SAINT LUCIE STUART		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	
		ALMA PEREZ	

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS 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. 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		CONTACT NAME: Alma Perez	
Jensen Beach Insurance 1514 NE Jensen Beach Blvd.		PHONE (A/C No. Ext.): (772) 334-3347	FAX (A/C. No.): (772) 334-3348
		E-MAIL ADDRESS: alma@jensenbeachins.com	
		INSURER(S) AFFORDING COVERAGE	
Jensen Beach		FL 34957	INSURER A: MESA UNDERWRITERS SPECIALITY INSURANCE
INSURED			INSURER B:
Down East Contracting LLC 3472 NE SAVANNAH RD STE 207 Jensen Beach		FL 34957	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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
						LIMITS	
A	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR				DAMAGE TO RENTED PREMISES (Per 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	\$ 1,000,000
						DEDUCTIBLE	\$ 1000
						COMBINED SINGLE LIMIT (Per accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE (Per accident)	\$	
						\$	
AUTOMOBILE LIABILITY	ANY AUTO					EACH OCCURRENCE	\$
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	SCHEDULED AUTOS			AGGREGATE	\$
	Hired AUTOS ONLY	<input checked="" type="checkbox"/>	NON-OWNED AUTOS ONLY				\$
	OTHER:						
UMBRELLA LIAB	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR			EACH OCCURRENCE	\$
	EXCESS LIAB	<input checked="" type="checkbox"/>	CLAIMS-MADE			AGGREGATE	\$
	DED	<input checked="" type="checkbox"/>	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE	OTHR- FR
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/>	N/A			E.L. EACH ACCIDENT	\$
If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$	
					E.L. DISEASE - POLICY LIMIT	\$	

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

REMODELING CONTRACTOR

CERTIFICATE HOLDER

Conquistador Homeowners Association

1800 SE SAINT LUCIE
STUART

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

ALMA PEREZ



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 2/6/2024

EXPIRATION DATE: 2/5/2026

PERSON: JOSEPH I FARRELL JR

EMAIL: DOWNEASTMANAGEMENT@GMAIL.COM

FEIN: 932172327

BUSINESS NAME AND ADDRESS:

DOWN EAST CONTRACTING LLC

1924 NE AVENIDA DRACAENA

JENSEN BEACH, FL 34957

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

Received 11/22/24
LS

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: Brian - Susanna Kitchen

Project Property Address: 1808 SE Coronado Lane

Phone: 131-212-1296

Email: Bnokitchen14@outlook.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 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:

Anticipated Commencement Date: 6 weeks Anticipated Completion Date 3 days

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: Skitcher Date: 11/23/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 11/27/24

Recommended by ARC Date: 11/27/24 By: X Daze Hembry

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) 11/27/24

Approved by ACB Date: 11/27/24 By: [Signature]

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



NEWSOUTH WINDOW SOLUTIONS

2526 OKEECHOBEE BLVD

WEST PALM BEACH, FL 33409

561-712-9000

Hello and Welcome to the NEWSOUTH family of happy window & door customers!

In order to expedite your job, we'd appreciate if at your earliest convenience, you contact or visit your Home Owners Association office to see if they require you to sign an application to approve your window/door installation. If they require it, please take care of that.

We have attached some additional documents that are typically required. When you go, you can readily hand these papers to them, and it may save an entire step in the process.

We have filled in pertinent information about your project, that they can attach to their application.

If they require anything more, please let us know as soon as you can.

Our customers want their installations as soon as possible, so the faster your Association is at granting approval, the faster we can go into the final phases of the build on your windows and doors.

Once approved, all they need to do is send us a short email saying so to

HOA@NewSouthWindows.com

Your office contact for your HOA, is **Ken Altman**, his email is

Ken@NewSouthWindows.com

Thank you for your prompt attention to this important matter.
We look forward to building you beautiful windows!

Your Staff at NewSouth Window
561-712-9000



NewSouth Window Solutions

Dear Administrator for Community:

One of your Residents has ordered Replacement Windows and/or Doors for their residence. Typically, you have an "application" that the Resident must sign for alterations. Then, to make things as streamlined as possible we have enclosed with this letter:

Copy of the Customer's Order with us.

1. All of our Licensing documents – Certificate of Liability Insurance; State Certified Contractors License; City and State BTR Licenses;
2. Brochure/Photo of our windows with specs.

3. SPECIFICS of their Order:

Single Hung # 4 - 1 w/ obscured Picture Windows # 1 1/2 Round
Casements # 3-Lite Slider Window # 1 2-Lite Slider Window # 5 • X0
Sliding Glass Doors # 3 1-xx 3 2-xxxxp

Entry Doors #

Comments: Windows & Sliding Glass Doors Replacements

All Windows are the same size Opening for Opening Yes

Windows have the same Grid pattern as before No Grids

Exceptions or changes:

Glass: IMPACT

High Performance Non-Impact (customer has Shutter permit)

Low-e color:

366 = slight Grayish/Green on exterior

OR

340 = Blueish color on exterior

FRAMES:

White

OR

Bronze

Please contact us as soon as possible so that we can proceed with the job: **561-712-9000** ~ You may also email us at: **HOA@NewSouthWindow.com**



NewSouth Window of West Palm Beach
 2526 Okeechobee Blvd,
 West Palm Beach, FL 33409
 (561) 712-9000
www.NewSouthWindow.com
 SCC131152865

Susan Kitchen
 1828 SE Coronado Ln.
 Stuart FL 34996

727-242-1296
suekitchen7@outlook.com

Date: 11/13/2024
 Rep: Norman Mansour

WHOLESALE & RETAIL WINDOW AND DOOR CONTRACT

Replacement Windows - Entry & Patio Doors - Impact Resistant Windows & Doors

NewSouth Window Solutions agrees to measure, manufacture, furnish, install and service the following products for the amount STIPULATED BELOW. All NewSouth windows include an insulated glass unit with double pane, eVantage glass, argon gas, and 12 point fusion welded corners (Not applicable to ECO products). NewSouth products and Florida Product Approvals are guaranteed to comply with code requirements for the specific location of the home. Thank you for your business.

The terms of the Lifetime Limited Transferable Warranty are expressly and fully incorporated into the contract, including but not limited to the limitation of remedies and exclusions of consequential damages contained therein.

Secondary Initials

Are Co-Signer Initials Needed?

NO

ECO Aluminum Windows	70 Series Half Round			
Window Number	1	Window Size	48 x 24	
Location	Entry	Frame Color	White	
Window Number	1			
ECO Aluminum Windows	60 Series 2 Lite Slider (2" Jam Depth)			
Window Number	2	Window Size	48 x 63	
Location	Entry	Venting	XO - OSLI	
Frame Color	White	Window Number	2	
ECO Aluminum Windows	200 Series 3 Lite Slider (2 3/4" Jam Depth)			
Window Number	3	Window Size	120 x 50	
Location	Master Bath	Frame Color	White	
Window Number	3			
ECO Aluminum Windows	50 Series Single Hung (2" Jam Depth)			
Window Number	4	Window Size	18 x 52	
Location	Master	Frame Color	White	
Window Number	4			
ECO Aluminum Windows	60 Series 2 Lite Slider (2" Jam Depth)			
Window Number	5	Window Size	44 x 63	
Location	Kitchen	Venting	XO - OSLI	
Frame Color	White	Window Number	5	
ECO Aluminum Windows	60 Series 2 Lite Slider (2" Jam Depth)			
Window Number	6	Window Size	44 x 63	
Location	Kitchen	Venting	XO - OSLI	
Frame Color	White	Window Number	6	

ECO Aluminum Windows	60 Series 2 Lite Slider (2" Jam Depth)			
Window Number	7	Window Size	44 x 63	
Location	Kitchen	Venting	XO - OSLI	
Frame Color	White	Window Number	7	
ECO Aluminum Windows	60 Series 2 Lite Slider (2" Jam Depth)			
Window Number	8	Window Size	44 x 63	
Location	Kitchen	Venting	XO - OSLI	
Frame Color	White	Window Number	8	
ECO Aluminum Windows	50 Series Single Hung (2" Jam Depth)			
Window Number	9	Window Size	48 x 36	
Location	Kitchen / Garden	Frame Color	White	
Window Number	9			
ECO Aluminum Windows	50 Series Single Hung (2" Jam Depth)			
Window Number	10	Window Size	36 x 26	
Location	Bath	Glass Type	Obscure Blanca Glass	
Frame Color	White	Window Number	10	
ECO Aluminum Windows	50 Series Single Hung (2" Jam Depth)			
Window Number	11	Window Size	52 x 63	
Location	Br	Frame Color	White	
Window Number	11			
Aluminum Bypass Patio Doors	Impact Clear Glass			
Door Number	3	Door Orientation	XX Left Swing (OSLI)	
Location	Kitchen	Glass Type	Impact Clear Glass	
Door Size	6' x 6'8"	Frame Color	White-  Bronze	
Aluminum Pocket Patio Doors	Impact Clear Glass			
Door Number	1	Door Orientation	XXXP (OSLI)	
Location	Master	Glass Type	Impact Clear Glass	
Door Size	9' x 6'8"	Frame Color	White	
Aluminum Pocket Patio Doors	Impact Clear Glass			
Door Number	2	Door Orientation	XXXP (OSLI)	
Location	Living	Glass Type	Impact Clear Glass	
Door Size	12' x 6'8"	Frame Color	White	

Contract Totals

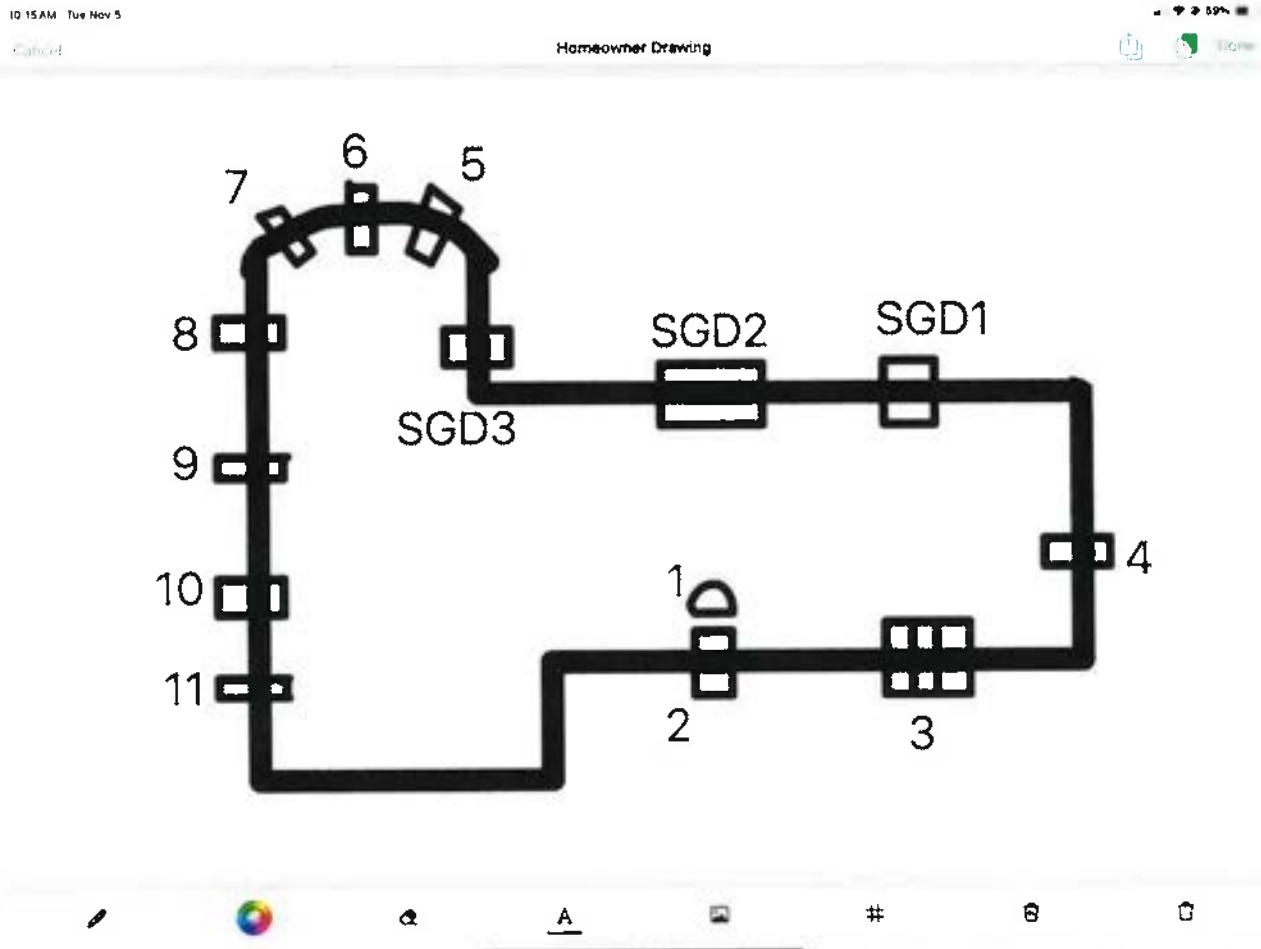
Number of Windows	11
Number of Patio Doors	3
Number of Entry Doors	0
Number of Garage Doors	0

Additional Details

SGD1 is smaller than smallest size, need to adjust. *** Check with the wife for any special instructions as the husband is ill.

The parties hereby agree to waive and release each other from any and all consequential damages (except for the damages set forth in this Non-Disparagement clause) that either party may incur from the other party's breach of this contract. In the event that any claims, actions, disputes, conflicts, issues, or general dissatisfaction ("Disputes") arise between the Parties, the Parties hereby agree to refrain from publishing or causing another to publish or broadcast (whether written or verbal) any negative, defamatory, harmful, or generally disparaging statements or comments that pertain (directly or indirectly) to the Disputes, the buyer, NewSouth, or anything stated or reasonably related to this contract.

Photos



Contract Approval

To be considered valid, all contracts are to be reviewed and signed by an authorized NewSouth officer.

(Customer's Initials) 

Susan Kitchen

11/13/2024

Date



Norman Mansour

11/13/2024

Date

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GLASS AND GLAZING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GORKA, KARL JR

NEWSOUTH WINDOW SOLUTIONS OF WEST PALM BEACH,LLC
2526 OKEECHOBEE BLVD
WEST PALM BEACH FL 33409

LICENSE NUMBER: SCC131152865

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/16/2024

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.



dbpr
Florida



CERTIFICATE OF LIABILITY INSURANCE

2/1/2025

DATE (MM/DD/YYYY)

2/12/2024

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 Lockton Companies
3280 Peachtree Road NE, Suite #1000
Atlanta GA 30305
(404) 460-3600

CONTACT
NAME:
PHONE
(A/C, No. Ext):
E-MAIL:
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Safety National Casualty Corporation

15105

INSURER B: American Guarantee and Liab. Ins. Co.

26247

INSURER C: Evanston Insurance Company

35378

INSURER D:

INSURER E:

INSURER F:

INSURED
1520786 NEWSOUTH WINDOW SOLUTIONS, LLC
10741 Crossroads Commerce Blvd
Tampa FL 33610

COVERAGES

CERTIFICATE NUMBER: 19329747

REVISION NUMBER: XXXXXXX

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.

INSURER LTR	TYPE OF INSURANCE	ADDRESS/BRANCH INSD/PWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	N	GL4062215	2/1/2024	2/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Per occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMPOUND AGG \$ 2,000,000 \$ 300,000 \$ 10,000 \$ 2,000,000 \$ 4,000,000 \$ 4,000,000 \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:						
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED Hired AUTOS ONLY <input checked="" type="checkbox"/> AUTOS NON-OWNED AUTOS ONLY	N	N	CA6675510	2/1/2024	2/1/2025	COMBINED SINGLE LIMIT (Per accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) FL PIP \$ 5,000,000 \$ XXXXXXXX \$ XXXXXXXX \$ XXXXXXXX \$ 10,000
B	UMBRELLA LIAB EXCESS LIAB <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0	N	N	AUC9148017-17	2/1/2024	2/1/2025	EACH OCCURRENCE AGGREGATE \$ 10,000,000 \$ 10,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED <input checked="" type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	N	LDS4062189 PS 4064482	2/1/2024 2/1/2024	2/1/2025 2/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.I. EACH ACCIDENT \$ 1,000,000 E.I. DISEASE - EA EMPLOYEE \$ 1,000,000 E.I. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution	N	N	CPLMOL121636	2/1/2024	2/1/2025	Limit: \$2,000,000 Per Pollution Condition Aggregate \$2,000,000

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

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

CERTIFICATE HOLDER

CANCELLATION

19329747

NewSouth Window of West Palm Beach;
2526 Okeechobee Blvd.
West Palm Beach FL 33409

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

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ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving St. Lucie County

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

"LOCATED AT"
2526 OKEECHOBEE BLVD
WEST PALM BEACH, FL 33409

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
GLASS & GLAZING CONTR	GORKA KARL Jr	SGC13152855	B24 652231 08/09/2024	\$27.50	B40371132

This document is valid only when received by the Tax Collector's Office.

STATE OF FLORIDA
PALM BEACH COUNTY
2024 / 2025 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2021140793
EXPIRES: 09/30/2025

NEWSOUTH WINDOW SOLUTIONS LLC
NEWSOUTH WINDOW SOLUTIONS OF WEST PALM BEACH
2526 OKEECHOBEE BLVD
WEST PALM BEACH FL 33409-4006
17
7-4398



This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

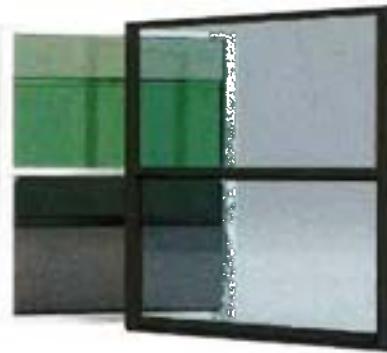
WINDOWS

Single Hung

Aluminum E50

Aluminum E100

Aluminum E150



FRAME COLORS



STANDARD FEATURES

- NFRC certified
- Miami-Dade County approved:
large missile impact
- Heavy-gauge aluminum T6 alloy profile
- Clear, Gray, Bronze, Solexia Green, Azuria,
Obscure (White Interlayer)
- Stainless steel assembly screws
- Sweep locks
- Double weather-stripping
- Block & tackle balances
- Weep Holes
- Flange Frame

E50

MAXIMUM

FRAME DEPTH: 2"

WIDTH: 44"

HEIGHT: 76"

SIZE: 44" X 76"

DESIGN PRESSURE: +55/-60 psf

ADDITIONAL FEATURES

- 5/16" HS/HS

OPTIONS

- Energy efficient LoE Coatings
- Extruded double-applied 1" colonial muntins
- Egress sash locks

WINDOWS

Horizontal Rollers

Aluminum E60

Aluminum E200

Aluminum E250

FRAME COLORS



STANDARD FEATURES

- NFRC certified
- Miami-Dade approved: large missile impact
- Heavy-gauge aluminum T6 alloy
- Clear, Gray, Bronze, Solexia Green, Azuria, Obscure (White Interlayer)
- Stainless steel assembly screws
- Sweep locks
- Double weather-stripping
- Extruded aluminum snap-on glazing beads
- Bottom Weep Holes
- Flange Frame



IDEAL FOR LARGE OPENINGS

E60

MAXIMUM FRAME DEPTH:	2"
WIDTH:	74 1/8"
HEIGHT:	63"
(LARGE MISSILE) DESIGN PRESSURE:	+55/-60 psf

ADDITIONAL FEATURES

- 5/16" HS/HS
- 2-panel configuration (OX/XO)

OPTIONS

- Energy efficient LoE Coatings
- Egress sash locks
- Extruded double-applied 1" colonial muntins

WINDOWS

Fixed

Aluminum E70

Aluminum E300

Aluminum E350

FRAME COLORS



E70

STANDARD FEATURES

- Florida product approval: large missile impact
- Heavy-gauge aluminum T6 alloy
- Double weather-stripping
- Stainless steel assembly screws

MAXIMUM

FRAME DEPTH: 2 1/8"

SIZE: 32" X 104"

DESIGN PRESSURE: +60/-60 psf

ADDITIONAL FEATURES

- 5/16" HS/HS

OPTIONS

- Energy efficient LoE coatings
- Extruded double-applied 1" colonial muntins
- Architectural shapes

Designer Architectural Shapes



5-SIDED
TRAPEZOID



TRAPEZOID



DOGHOUSE



EYEBROW



GOTHIC



FAN

TRIANGLE

90 TRIANGLE

ELLIPSE

ARC



HEXAGON

oval

CIRCLE

HOTDOG

OCTAGON

E700

MAXIMUM

WIDTH:	192"
HEIGHT:	108"
PANEL SIZE:	48"x108" or 54"x96"
DESIGN PRESSURE:	+70/-80 psf

ADDITIONAL FEATURES

- 7/16" HS/HS
- Miami-Dade approved: small and large missile impact
- Stainless-steel wheels
- Dual-point lock assembly
- 1" sill riser: (not water rated)
2" sill riser: 47 psf
2 3/4" sill riser: 70 psf



OPTIONS

- Insulated laminated glass with argon
- Aluminum double-applied 1" colonial muntins
- Energy efficient LoE coatings
- Screens
- E700-3 available in pocket configuration

E750

MAXIMUM

WIDTH:	108"
HEIGHT:	96"
DESIGN PRESSURE:	+70/-130 psf with reinforced astragal

ADDITIONAL FEATURES

- 7/16" HS/HS
- Miami-Dade approved: small and large missile
- Florida Product approved: small and large missile
- Stainless steel wheels
- Dual-point locking system
- Reinforced astragal

OPTIONS

- Insulated laminated glass with argon
- Energy efficient LoE coatings
- Aluminum double applied 1" colonial muntins

DOORS

Sliding

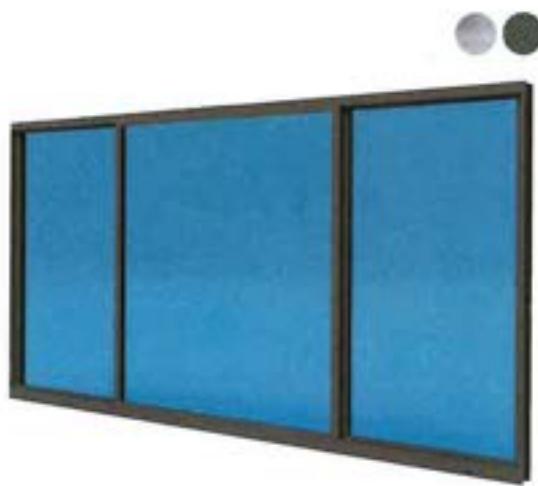
Aluminum E700
Aluminum E750



STANDARD FEATURES

- Heavy-gauge aluminum T6 alloy
- Concealed installation screws
- Clear, Gray, Bronze, Solexia Green, Aguria, Obscure (White Interlayer)
- Double weatherstripping





IDEAL FOR LARGE OPENINGS



E200

MAXIMUM

FRAME DEPTH: **2 3/4"**

WIDTH: **111"**

HEIGHT: **63"**

(LARGE MISSILE)

DESIGN PRESSURE: **+80/-90 psf**

E250

MAXIMUM

FRAME DEPTH: **3 3/8"**

WIDTH: **144"**

HEIGHT: **50 5/8"**

(LARGE MISSILE)

DESIGN PRESSURE: **+70/-70 psf**

ADDITIONAL FEATURES

- 5/16" HS/HS
- Miami-Dade County approved: small missile impact
- Stainless-steel rollers
- 2- & 3-Panel configurations

OPTIONS

- Energy efficient LoE Coatings
- Insulated laminated glass with argon
- Equal leg adapter
- Egress sash locks
- Unequal Vent
- Extruded double-applied 1" colonial muntins

ADDITIONAL FEATURES

- 7/16" HS/HS
- Miami-Dade County approved: small missile impact
- Wide range of styles and sizes including XO,OX, XOX, unequal
- 2- & 3-Panel configurations

OPTIONS

- Energy efficient LoE Coatings
- Insulated laminated glass with argon
- Equal leg adapter
- Extruded double-applied 1" colonial muntins



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: Susan Schierer

Project Property Address: 3240 SE GRAN VIA WAY STUART, FL 34996

Phone: 518-751-0137 Email: SUSAN.SCHIERER@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 checked="" type="checkbox"/> Lamp Post / Fixture <u>FLAG POLE</u>	<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: W A

Manufacturer: W A

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:

see picture

*also see picture of where
flagpole will be put on
my property*

FLAG Pole Identical to Don Kenly's @ 1810 SE EL PINAR LANE

Anticipated Commencement Date: 12/1/2024

Anticipated Completion Date: 12/2/2024

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:

Susan M Schriener Date: 11/22/2024

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 11/27/24

By: *Debra Hembree*

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: 11/27/24

By: *Debra Hembree*

Approved by ACB with Conditions

Date:

By:

Disapproved by ACB

Date:

By:

Explanation(s) / Comment(s)

Don Kehly's FLAG POLE
1815 SE EL PINAR LANE





3240 1/2 SE Grandview Way
SUSAN SCHIECK House

Deliver to Susan
Stuart 34996

Garden & Outdoor

Search Amazon

EN

Hello, Susan
Account & Lists

Returns
& Orders

0
Cart

All Rufus Black Friday Deals

Same-Day Delivery

Medical Care

Buy Again

Groceries

Pharmacy

Black Friday Week shop now

Amazon Home

Shop by Room

Discover

Shop by Style

Home Décor

Furniture

Kitchen & Dining

Bed & Bath

Garden & Outdoor

Home Improvement

Patio, Lawn & Garden > Outdoor Décor > Flagpole Hardware

Last purchased Nov 22, 2024

Color: 25ft Silver | View order

Set reminder



Roll over image to zoom in

Heavy Duty Flag Pole Kit with Solar Light, 25 FT 13 Gauge Aluminum in Ground Flagpole with 128 LEDs Solar Powered Set for House Outside, with Embroidered American Flag, Residential Commercial, Silver

Visit the MVPRING Store

4.3

42 ratings

Black Friday Deal

Typical price: \$167.99

FREE Returns

Exclusive Prime price

Get a \$200 Gift Card: Pay \$0.00 \$167.99 upon approval for Prime Visa. No annual fee.

Color: 25ft Silver



- KIT CONTENTS:** Illuminate your flag effortlessly with our 25 ft heavy duty flag pole kit. It includes 6 aluminum pole segments, a solar light with 128 LEDs, a 3x5ft American flag, 41ft of flagpole rope, white gloves, a gold ball topper ornament, a 16-inch PVC sleeve, 6 retaining rings (including 2 spares), 1 screwdriver, and installation instructions.
- DURABLE DESIGN:** Constructed from sturdy 13 gauge aluminum tubing (1.97" diameter, 0.072" thick), our flag pole is rust-resistant and tested for durability, enduring harsh weather conditions and high winds. Ideal for residential, commercial, and outdoor use.
- SOLAR LIGHTING:** Featuring a 9.1" diameter, our solar light offers extensive light coverage. Enhanced with 128 multi-angle LEDs, it effectively illuminates the flag at night in accordance with the U.S. Flag Code, ensuring complete flag coverage and impeccable lighting across every inch.
- SOLAR POWER EFFICIENCY:** Equipped with 60 solar panels and a 2600mAh rechargeable lithium-ion battery, this solar light maximizes energy storage. It offers up to 10 hours of illumination, seamlessly activating at dusk and deactivating at dawn. Engineered with a waterproof design, it guarantees reliable operation in diverse weather conditions.



FREE Returns

FREE delivery Wednesday, November 27 for Prime members. Order within 4 hrs 48 mins

Deliver to Susan - Stuart 34996

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by Flordoor

Returns Returnable until Jan 31, 2025

Packaging Ships in product packaging

See more

Add a Protection Plan:

2-Year Protection Plan for \$18.99

3-Year Protection Plan for \$25.99

Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for \$16.99/month

Add a gift receipt for easy returns

Add to List

Received 12/17/24
BG

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: Charles W & Beth A Lewis

Project Property Address: 1813 SE Granada Ln, Stuart FL 34996

Phone: 305-497-7745 Email: cwlewis422@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 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 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 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:

Remove & replace 6 old windows with new hurricane rated. Replace garage side door with new like door.

Anticipated Commencement Date: 01/27/2025

Anticipated Completion Date: 01/31/2025

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:

Charles W. Lewis Date: 12/16/2024

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 12/17/24

Recommended by ARC Date: 12/23/24 By: Renee Drentheimer

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s): _____

Date Received by Architectural Control Board (ACB) 12/24/24

Approved by ACB Date: 12/27/24 By: Renee Drentheimer

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s): _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/23/2024

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(s) 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
E-MAIL ADDRESS:	support@nextinsurance.com
FAX (A/C. No.):	
INSURER(S) AFFORDING COVERAGE	
INSURER A:	State National Insurance Company, Inc.
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	
NAIC #	
12831	

INSURED

Axum Properties, Inc.
5497 NW Dabney Ct
Port St Lucie, FL 34986

COVERAGES

CERTIFICATE NUMBER: 544237980

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 LFR	TYPE OF INSURANCE	ADDL/BR INSR W/D	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	NXTWQ4VPYX-02-GL	07/19/2024	07/19/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Per 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 \$
	GENL AGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:					
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Per accident) \$ BODY INJURY (Per person) \$ BODY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					
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 N/A	N/A	07/19/2024	07/19/2025	PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Contractors Errors and Omissions					
A	Contractors Errors and Omissions	X	NXTWQ4VPYX-02-GL	07/19/2024	07/19/2025	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 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.
1800 SE Saint 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



Ron DeSantis, Governor



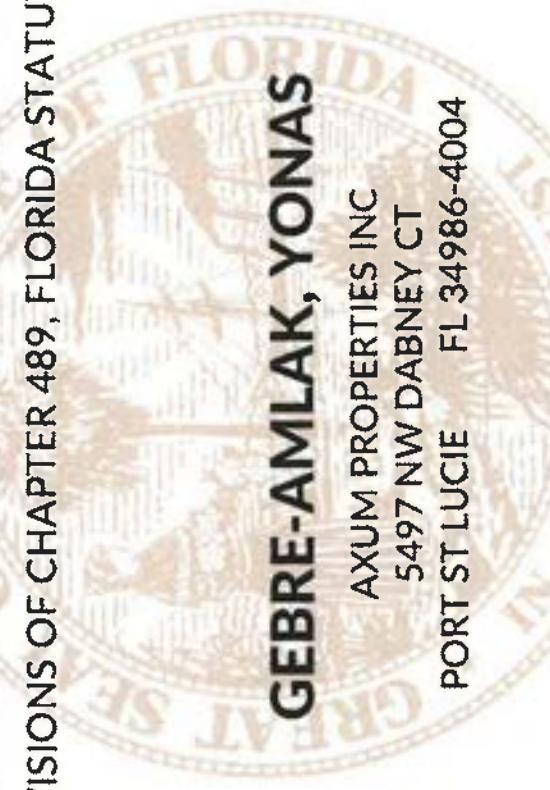
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

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



GEBRE-AMLAK, YONAS

AXUM PROPERTIES INC
5497 NW DABNEY CT
PORT ST LUCIE FL 34986-4004

LICENSE NUMBER: **CBC1255082**

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.



This Remodeling Contract (the "Contract") is entered into 12/11/2024 (the "Effective Date"), by and between Axum Properties INC. and South Florida House Doctors, with an address of 367 SW Majestic Ter. Port St Lucie, FL 34984 (the "Contractor") and with Charles Lewis and Beth Ann Lyons-Lewis, 1813 SE Granada Lane, Stuart FL 34996 (the "Customer"), also individually referred to as "Party", and collectively the "Parties."

1. **Remodeling Services.** The Customer wishes to obtain the Contractor's services to perform the following work: Replace six windows and replace the door on the north side of the garage.

See Attached Estimate

(the "Services").

The Services are to be performed at the following address:

1813 SE Granada Lane, Stuart, FL 34996

(the "Property").

The Contractor agrees to furnish the labor, materials only when specified, and supplies necessary to perform the Services by the terms and conditions in this Contract. The order for the windows and door will be purchased by the client directly from the distributor. This estimate includes all installation, hardware, weatherproofing, sealant, and stucco. The client will be responsible for any trim to be purchased around the interior of the windows and the door. Upon completion of the Services, the Contractor will remove all materials, supplies, and other debris.

2. **Changes in the Services.** The Customer may request reasonable changes to the Services described in Section 1. The Contractor and the Customer must approve any changes to the Services. The Customer agrees that any changes to the Services may result in additional charges and that the remodeling schedule described in Section 3 should be extended.
3. **Remodeling Schedule.** The Contractor will complete the Services by the following schedule. The Customer agrees that all dates are subject to change if the Customer requests any changes or additions to the Services. The completion date is further subject to weather conditions.

Start Date: 1/27/2025

Substantial (50%) Completion Date: 1/29/2025

Full Completion Date: 1/31/2025

4. **Payment Schedule.** The Customer agrees to pay the Contractor the Total Payment specified below for the Services in accordance with the following schedule:

Upon execution of contract:	\$1,000.00
Upon execution of Demo (start date):	\$1,600.00
Upon completion 50% of all Services	\$1,000.00
Upon completion of 100% of all services	\$1,000.00
TOTAL AMOUNT DUE:	\$4,600.00

The Contractor agrees to provide the Customer with a breakdown of all costs (i.e., materials and labor) upon the Customer's request.

5. **Liens and Waiver of Liens.** The Contractor agrees to provide the Customer lien waivers, lien releases, and/or acknowledgment of full payment upon receipt of each payment laid out in the Payment Schedule in Section 4 above.

6. **Events Beyond the Contractor's Control.** The Customer agrees that if the Contractor is unable to complete the Services by the Completion Date because of reasons that were not caused by the Contractor (i.e., availability of necessary supplies, materials, etc.) or because of events beyond the Contractor's control (such as labor issues, fire, flood, acts of God, vandalism, etc.), the Contractor will not be deemed to have breached this Contract and the time for the Contractor to complete the Services will be extended by the amount of time reasonably necessary for the Contractor to complete the Services and at a schedule agreeable to the Parties. The time for the Customer to pay the Contractor for the Services will be extended in the same manner.

7. **Safety Precautions.** The Contractor will take all reasonable safety precautions in performing the Services. The Contractor will comply with all applicable laws, ordinances, rules, regulations, and orders of public authorities for the safety of persons and property. The Customer agrees to keep the Property clear of all known and potential hazards. The Customer further agrees to keep all pets out of the work area of the Property.

8. **Liability Waiver.** If the Contractor, any of its employees, contractors, agents, or the like are injured in the course of performing the Services, the Customer is exempt from liability for those injuries to the fullest extent allowed by law, unless the injury is due to the Customer's negligence.

9. **Termination.** The Customer can terminate the Contract by giving written notice: (a) if the Contractor commits any material breach of this Contract and fails to correct the breach within ten



(10) days of notice of the breach; or (b) if there is any repeated failure by the Contractor to provide the Services of an acceptable standard and to the reasonable satisfaction of the Customer.

The Contractor can terminate the Contract by giving written notice: (a) if the Customer fails to make the payments required and set forth in Section 4 within five (5) days of notice of failure to make a payment; or (b) if the Customer commits any other material, non-financial breach and fails to correct the breach within ten (10) days of notice of the breach.

10. **Entire Agreement.** This document reflects the entire agreement between the Parties and reflects a complete understanding of the Parties with respect to the subject matter. This Contract supersedes all prior written and oral representations. The Contract may not be amended, altered, or supplemented except in writing signed by both the Contractor and the Customer.
11. **Dispute Resolution and Legal Fees.** In the event of a dispute arising out of this Contract that cannot be resolved by mutual agreement, the Parties agree to engage in mediation. If the matter cannot be resolved through mediation, and legal action ensues, the successful Party will be entitled to its legal fees, including, but not limited to its attorneys' fees.
12. **Legal and Binding Contract.** This Contract is legal and binding between the Parties as stated above. This Contract may be entered into and is legal and binding both in the United States and throughout Europe. The Parties each represent that they have the authority to enter into this Contract.
13. **Severability.** If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If the Court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
14. **Waiver.** The failure of either Party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Contract.
15. **Applicable Law.** This Contract shall be governed and construed in accordance with the laws of the state where the Property is located, without giving effect to any conflicts of laws provisions.

BY SIGNING BELOW, THE CUSTOMER ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS CONTRACT AND THAT THE CUSTOMER IS SATISFIED WITH THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT. THE CUSTOMER SHOULD NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES. THE CUSTOMER IS ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME OF SIGNATURE.

[The remainder of this page is intentionally left blank. Signature page follows.]

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

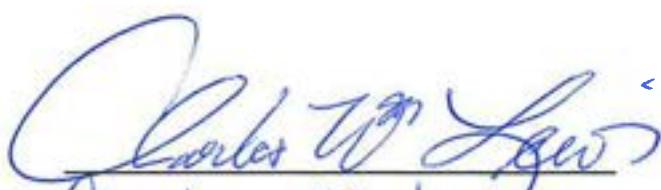
Contractor

Signed: _____

Name: Brandon Cox

Date: 12/12/2024

Customer

Signed: 

Name: Charles W. Lewis

Date: 12/16/2024



Outlook

Re: Fw: Lewis - Windows and door

From Charles Lewis <cwlewis422@gmail.com>

Date Mon 12/23/2024 4:57 PM

To Bonnie Guenther <manager@conquistadorliving.com>

3 attachments (4 MB)

IMG_3356.jpeg; IMG_3353.jpeg; IMG_3354.jpeg;

Bonnie,

The door will look exactly as the original but will be hurricane rated. The windows will match the hurricane rated one's installed by prior owner. Please see pictures attached. Thanks

Charles Lewis
305-497-7745

On Mon, Dec 23, 2024 at 4:06 PM Bonnie Guenther <manager@conquistadorliving.com> wrote:

See below.

Thanks-

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: Bonnie Guenther <manager@conquistadorliving.com>

Sent: Monday, December 23, 2024 4:04 PM

To: Beth and Charles Lewis <cwlewis422@gmail.com>

Subject: Lewis - Windows and door

Would you send me a pic of what the windows and door will look like?

ARC is requesting.

Thanks-

Bonnie Guenther, LCAM
Manager
Conquistador Homeowners' Association, Inc.
<1800 SE St Lucie Blvd>







THE SHERWIN WILLIAMS CO.
380 S FEDERAL HWY
STUART FL 34994 5738



SHERWIN-WILLIAMS.

ACCOUNT: 6619-6795-8

Visit www.sherwin-williams.com
Store 702183
(772) 288-2021
Fax: (772) 288-2088

CHARGE
INVOICE
No. 3482-4

JOB 1 CONQUISTADOR HOMEOWNERS ASSN

CONQUISTADOR HOMEOWNERS ASSN
INC
1800 SE SAINT LUCIE BLVD
STUART FL 34996 4298

PAGE 1 OF 1
PO# CONQUISTADOR
ORDER: OE0379735A702183
DATE: 12/23/2024
TIME: 01:09 PM
2-Q213
E89/12146

(561) 283-2363

TERMS: NET PAYMENT DUE ON JAN. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6508-81790	5 GAL	SD1T00100	SPRDK WB CLEAR SLR	5	34.69	173.45
<hr/> <i>Thank You receipt required for refund</i> <hr/>				SUBTOTAL BEFORE TAX 6.500% SALES TAX: 1-103499400 CHARGE	173.45 11.27 \$184.72	

MERCHANDISE RECEIVED IN GOOD ORDER BY:

BONNIE

STORE HOURS

SUNDAY: 10:00 AM - 4:00 PM
MONDAY - FRIDAY: 7:00 AM - 6:00 PM
SATURDAY: 8:00 AM - 5:00 PM

Received 11/21/24
BG

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: BLDG # 11

Project Property Address: 1800 SE St. Lucie Blvd

Phone: 516 695 5201 Email: FITZ44tiger@AOL.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 checked="" 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 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:

Anticipated Commencement Date: 11-26-24

Anticipated Completion Date: 11-27-24

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: Paul Fitzpatrick

Date: 11/21/24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 11/22/24

Recommended by ARC

Date: 11/25/24

By: Suzi Hembree

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: 11/25/24

By: Maureen

Approved by ACB with Conditions

Date:

By:

Disapproved by ACB

Date:

By:

Explanation(s) / Comment(s)

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.1@gmail.com
+1 (772) 256-7278



Richard Stenseth

Bill to
Conquistador Building 11

Estimate details

Estimate no.: 1036
Estimate date: 11/12/2024

#	Date	Product or service	Description	Amount
1.		Conquistador Building 11	"CORNER LOT (BACK RIGHT)"	\$2,400.00
			Remove all damaged wood, siding and studs on unit, leaving any non damaged wood intact.	
			Replace with new pressure treated lumber to match rest of units.	
			Spray interior walls for termites.	
			Add tyvek house wrap to front of studs.	
			Replace existing siding with a hardie lap siding (7.25 smooth texture)	
			Prep all serviced areas leaving ready for paint.	
			Total	\$2,400.00

Note to customer

Thank you for your business.

Accepted date 11/15/2024

Accepted by



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/22/2024

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		CONTACT NAME: Alma Perez	
Jensen Beach Insurance 1514 NE Jensen Beach Blvd.		PHONE (A/C No. Excl.) (772) 334-3347	FAX (A/C No.) (772) 334-3348
Jensen Beach		E-MAIL: barbara@jensenbeachins.com	ADDRESS:
INSURED		INSURER(S) AFFORING COVERAGE	
Down East Contracting 3472 NE SAVANNAH RD STE 207 Jensen Beach		INSURER A: MESA UNDERWRITERS SPECIALTY INSURANCE	
FL 34957		INSURER B:	
		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.		

INSURER	TYPE OF INSURANCE	ADOL/SUBR INSR/WD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		VBFLF-J	06/20/2024	06/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex. OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROD AGG \$ 1,000,000 DEDUCTIBLE \$ 1000
	GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:					
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ex 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					EACH OCCURRENCE \$ AGGREGATE \$ \$
	DED RETENTION \$					PER STATUTE \$ EL. EACH ACCIDENT \$ EL. DISEASE - EA EMPLOYEE \$ EL. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				

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

CERTIFICATE HOLDER	CANCELLATION
Conquistador Condominium Association 1800 SE St Lucie Blvd Stuart	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 ALMA PEREZ

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 2/6/2024

EXPIRATION DATE: 2/5/2026

PERSON: JOSEPH I FARRELL JR

EMAIL: DOWNEASTMANAGEMENT@GMAIL.COM

FEIN: 932172327

BUSINESS NAME AND ADDRESS:

DOWN EAST CONTRACTING LLC

1924 NE AVENIDA DRACAENA

JENSEN BEACH, FL 34957

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01867436

QUESTIONS? (850) 413-1609

Received full application
12/19/24
BG

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: Robert Wheeler

Project Property Address: 1800 SE ST. LUCIE BLUD - BLDG. 7-101

Phone: 914-384-1484 Email: Jin and wheels@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 checked="" 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 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

Installation
of
turf +
powers
in
courtyard
of
7-101

* **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:

Anticipated Commencement Date: 1/6/25 Anticipated Completion Date: 1-10-25

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-a-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: Rt. D. Schuck Date: 11-26-24

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 12/23/24

Recommended by ARC Date: 12/24/24 By: Renee Duthuring

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s): _____

Date Received by Architectural Control Board (ACB) 12/24/24

Approved by ACB Date: 12/27/24 By: Renee Duthuring

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s): _____



Created By: Yesenia Perez
Complete Synthetic Turf
7715 SW Ellipse Way
O: 561-277-8267 C: 561-262-7836
www.completesyntheticturf.com

Customer Name: Bob Wheeler

Address: 1800 SE St. Lucie Blvd, Building 7, Unit 101

City: Stuart State: Florida Zip: 34996

Phone: (914) 384-1484

Email: jillandwheels@gmail.com

Detailed description of work to be completed:

Installation of Lush Pet in courtyard, remove all unwanted plant material, remove 5" of subbase, install 2" of 89 stone, 2" of marble screening, turf and pavers.

Quoted Items:

Item Name:	Quantity:	Rate:	Total:
Synthetic turf	1	\$ 4,792.00	\$ 4,792.00
Pavers	1	\$ 1,750.00	\$ 1,750.00
Putting Green 50	1	\$ 1,440.00	\$ 1,440.00
Roebelenii 6' oa	3	\$ 375.00	\$ 1,125.00
Plant Material Removal	1	\$ 375.00	\$ 375.00
Aluminum Permeable Edging	50	\$ 4.50	\$ 225.00
Any alteration, addition, or deviation from the above specifications involving additional costs will become a separate charge, over and above this quotation. In the event changes are required or requested after work has commenced, we reserve the right to charge \$75.00/hour, plus materials & expenses incurred for those changes. If the site requires extensive preparation, it may also require additional charges. All materials remain the property of Complete Synthetic Turf until final payment is received and processed. All promised installation dates are controlled by weather conditions.			Sub Total \$ 9,707.00
Complete Synthetic Turf will take all the proper precautions to protect Cable, Fiber Optic, or Electrical lines but * will not be responsible for damage caused during our installation to the Cable, Fiber Optic, or Electrical lines that are not in conduit and/or are not buried at the recommended depth, not less than one foot.			Discount \$ 0.00
If the above total price, scope of work, specifications, and conditions are acceptable, sign below indicating your acceptance and authorization for Complete Synthetic Turf to proceed with the work described in this quotation. Upon signature and receipt of the deposit, Complete Synthetic Turf will proceed with the scheduling of the project.			Discount Type
			Tax \$ 0.00
			Grand Total \$ 9,707.00

A 50% deposit and signed quote must be received before your project will be considered "Booked/Confirmed" and the date(s) reserved. The final balance is due Fourteen (14) days after receipt of final invoice.

Our Cancellation Policy is as follows:

- All cancellations must be received in writing, addressed to the sales department.
- Cancellations received up to Two (2) weeks prior to your project commencement: 50% of your REQUIRED deposit will be refunded.
- Cancellations received less than One (1) week prior to your project commencement will forfeit the entire REQUIRED deposit.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/20/2024

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 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

Jupiter Coverage Corp

CONTACT NAME:

Paola Diaz

PHONE (A/C. No. Ext):

561-529-4949

FAX (A/C. No.):

561-634-4949

E-MAIL ADDRESS:

service@jupitercoverage.com

INSURER(S) AFFORDING COVERAGE

NAIC

INSURER A: Main Street Amer Protection Ins Co

13026

INSURER B: GEICO Marine Insurance Company

37923

INSURER C: Sirius Amer Ins Co

38776

INSURER D:

INSURER E:

INSURER F:

INSURED

Complete Backyard Services Of South Florida Inc.

dba Complete Synthetic Turf

7715 SW Ellipse Way

Stuart

FL 34997

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	ADD'L SELLER		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
		INSD	WVD				PER STATUTE	OTHER
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ex occurrence)	\$ 500,000
A							MED EXP (Any one person)	\$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECt <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ex accident)	\$ 1,000,000
B	ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		9300079479	10/22/2024	10/22/2025	BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
	UMBRELLA LIAB	OCCUR					PROPERTY DAMAGE (Per accident)	\$
	EXCESS LIAB	CLAIMS-MADE						\$
	DED	RETENTION \$					EACH OCCURRENCE	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						AGGREGATE	\$
C	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N / A		WCPI837442000	02/05/2024	02/05/2025	<input checked="" type="checkbox"/> PER STATUTE	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)

Certificate Holder is listed as Additional Insured.

CERTIFICATE HOLDER

CANCELLATION

Conquistador Building VII
1800 SE St Lucie Blvd, Bldg 7
Unit 101
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

Paola Diaz

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MARTIN COUNTY BUSINESS TAX RECEIPT



2024 / 2025

EXPIRES: September 30, 2025

Account #:20210086

Honorable Ruth Pietruszewski
Martin County Tax Collector

Location: 7715 SW ELLIPSE WAY

Business Phone: 561-277-8267

NAICS Code: 238990

State License:

Business Description:

Business Name: COMPLETE BACKYARD SERVICES OF SOUTH FLORIDA INC
Business DBA: COMPLETE SYNTHETIC TURF
Owner Name: SHENNY RECINOS-LOPEZ
COMPLETE BACKYARD SERVICES OF SOUTH FLORIDA INC
7715 SW ELLIPSE WAY
STUART, FL 34997

LAWN/LANDSCAPE MAINTENANCE (SYNTHETIC TURF)

This receipt is a local business tax only. This receipt is in addition to and not in lieu of any other license required by law or local ordinance and is subject to regulations of zoning, health, contractor licensing, and other lawful authority.

Paid Date 09/16/2024

Receipt Number

INT-23-00289456

Tax Amount	Transfer Fee	Penalty	Late Penalty	Collection Cost	Total Paid
26.25	0.00	0.00	0.00	0.00	26.25

Ruth Pietruszewski · Martin County Tax Collector

Website:
MartinTaxCollector.com

3485 SE Wiloughby
Blvd. Stuart, FL 34994

Phone:
(772)288-5600

To renew your Business Tax Receipt, visit our payment menu
at martintaxcollector.com.

Contact our office by email at btdept@martintax.us if any of the following changes occur with your business:

- Business Name
- Mailing Address
- Ownership
- Closing your Business
- Physical Location

Dear Business Owner:

The law requires this business tax receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of each succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent in the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment. A \$250 penalty will be applied 150 days from the initial notice, plus collection costs.

Annual account notices are mailed on July 1.

Regardless of amount due all receipts must be renewed or delinquent fees will apply.

Do you qualify for an exemption? Visit our website <https://martintaxcollector.com/local-business-tax/> for details on Business Tax Receipt Exemptions. An application is required.

If you have any questions please contact our office at btdept@martintax.us or (772)288-5600.

NOV. 2024
Robert + Wheeler
Blks 7-101

Abandoning wall to 103 covered



* Removal of mulch and stone

Poll of residents

CONQUISTADOR BLDG 7 STRAW POLL

Approval for Unit 101 to Replace gravel and garden beds with turf & pavers

Responses

Report Generated 11/21/2024 18:11

Survey Name

Unit 101 Courtyard Improvements

Questions

Responses

Launch History	Collected from	Topic	Meeting/Webinar ID	Actual Start Time	Responses
1	Public link	N/A	87974622862	11/19/2024 20:32	22

Survey Details

#	User ID	User Name	Email Address	Submitted Date and Time	Collected from	Topic	Meeting/ Webinar ID	Approval
1	303	KELVASA	lekitap@hotmail.com	11/19/2024 20:42	Public link	N/A	87974622862	YES
2	101	WHEELER	jillandwheelis@gmail.com	11/19/2024 20:47	Public link	N/A	87974622862	YES
3	103	SCUDERO	Attheoriginal@yahoo.com	11/19/2024 21:02	Public link	N/A	87974622862	YES
4	202	RICHARDSON	Abbyontherun@aol.com	11/19/2024 21:07	Public link	N/A	87974622862	YES
5	306	PETRE	Petreglass1@gmail.com	11/19/2024 21:32	Public link	N/A	87974622862	YES
6	205	Andruszyk	mandrusy@gmail.com	11/19/2024 23:44	Public link	N/A	87974622862	YES
7	107	BROWN	dfletcher@bentley.edu	11/20/2024 5:54	Public link	N/A	87974622862	YES
8	208	COWELL	Mcowell1938@gmail.com	11/20/2024 6:57	Public link	N/A	87974622862	YES
9	204	MAUGHAN	bob.maughan@gmail.com	11/20/2024 7:46	Public link	N/A	87974622862	YES
10	102	GROO	stevegroo@comcast.net	11/20/2024 7:59	Public link	N/A	87974622862	YES
11	104	O'BRIEN	donnaob51@gmail.com	11/20/2024 9:31	Public link	N/A	87974622862	YES
12	106	HUTTON	elsiehutton@aol.com	11/20/2024 11:12	Public link	N/A	87974622862	YES
13	105	WINTERS	sher.winters@comcast.net	11/20/2024 11:23	Public link	N/A	87974622862	YES
14	305	FABIANO	fab01960@att.net	11/20/2024 16:18	Public link	N/A	87974622862	YES
15	203	ROMAN	lang92354@gmail.com	11/20/2024 17:58	Public link	N/A	87974622862	YES
16	108	BOLTON	Dalebolton@att.net	11/20/2024 18:12	Public link	N/A	87974622862	YES
17	207	POLLEY	Wendy@wendypolley.com	11/20/2024 18:26	Public link	N/A	87974622862	YES
18	302	WILSON	724caminooreal@gmail.com	11/20/2024 18:58	Public link	N/A	87974622862	YES
19	206	FABIANO	nickfab15@gmail.com	11/21/2024 7:46	Public link	N/A	87974622862	YES
20	201	SCHULER	namas4gr@aol.com	11/21/2024 10:04	Public link	N/A	87974622862	YES
21	308	SNOW	mesnow47@gmail.com	11/21/2024 10:23	Public link	N/A	87974622862	YES
22	304	Wilson	724caminooreal@gmail.com	11/21/2024 14:41	Public link	N/A	87974622862	YES

MINUTES
CONQUISTADOR CONDOMINIUM VII ASSOCIATION, INC.
December 19, 2024

Meeting of the unit owners of Conquistador Condominium VII Association Inc. was held on December 19, 2024 in Bldg. 7 Library.

Bob Maughan, President, presided and called the meeting to order at 10:08 am.

In attendance: Frances Fabiano, Liz Schuler, Elsie Hutton, Mack Wilson and Sher Winters
Via Zoom: Adrienne & Ken Scudero, Pat Kelvasa, Abbey Richardson, Mike Andrusyszyn and Bob Wheeler

A quorum was met.

No old business discussed at this meeting

Topic for this meeting – Changes to Unit 7-101 Courtyard

Pati Kelvasa made a motion to waive reading the Treasurers Report and reading the last meeting minutes. Abbey Richardson seconds the motion. All were in favor of waiving reading last meeting minutes and Treasurers Report.

Results of the vote on changes to Unit 7-101 courtyard: YES - 19

NO - 0

Did Not Vote - 4

There were enough votes to pass.

Mack Wilson made a motion for the Board to certify, approve and pass the votes.

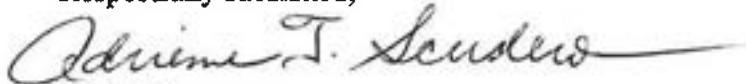
Pati Kelvasa seconds the motion.

The Board thereby certifies and approves the changes to unit 7-101 courtyard.

Bob Maughan made a motion to adjourn the meeting. Pati Kelvasa seconded the motion.

Meeting adjourned at 10:14 am.

Respectfully submitted,



Adrienne Scudero
Secretary Building 7