

Conquistador

March 2025

Newsletter



PRESIDENT'S MESSAGE

CHA President

Renee Drentkiewicz

Dear Neighbors:

We have been getting such beautiful winter weather this past month and finally a lot of us are taking advantage of being outside. Many residents are walking and riding bikes all over the Community. Since there are so many people out on our roads, **please remember that the speed limit in Conquistador is ONLY 15 miles per hour.** We have asked the Sheriff's Department to provide us with an electric speed detector; however, they are not available at this time. Therefore, we will be adding more speed signs in the near future to remind vendors, guests and residents to slow down.

Another reminder, when walking your dogs, please remember to carry a doggie waste bag and to **USE** them. There have been quite a few complaints about stepping in something unpleasant. An old French superstition says that if you step in dog poop with your right foot, you're doomed to live a life of despair, but if you step in it with your left foot, it will bring you good luck. However, either way you still have to clean the turd-covered shoe, which nobody ever appreciates.

Also, the Executive Committee and Bonnie have been working diligently to present a new Internet/Cable contract to the Board. The FPL lighting project and the new Internet/Cable provider, once approved, will be working together to help to improve the safety and technology for Conquistador. More details will be available soon.

Finally, many thanks to Bldg 4 for hosting our February social Night at the Races. We are looking to our March Social, Mardi Gras, on March 4th from 4:30 pm to 8:00 pm This will be hosted by the Homes.

MANAGER'S CORNER

Bonnie Guenther

I am very busy with several major projects: 1) FPL Lighting Project: I am securing surveys for the project; 2) New Internet/Cable Contracts: I along with the rest of the Executive Committee members know more about internet and cable than any one person should know, but we are being lead by a great organization, Communications Consulting Group; 3) Front Wall Landscaping project: This will be ongoing for a couple more weeks; 4) Tennis Court Pavillion: After the permits are approved, the installation can begin; 5) Taxes, Audit and Financial Statements: This year is different than other years as state requirements have changed so as usual, we have to adapt; and 6) Etcetera: Too much to list. I like to be busy, but being a property manager to thirteen associations at this time in Florida is level ten multi-tasking.

However, it is not the workload that keeps me up at night. The biggest concern to me as your property manager is liability. The Board of Directors of every building is running a corporate entity and must run it as such, meaning always encouraging the legal protection of the association. For example, every association should be requiring contractors to provide certificates of insurance including workers' compensation **BEFORE** the start of **any** work. This also includes hiring licensed and insured contractors to do work such as plumbing and electrical. Just because you have a former electrician in your building does not mean he should be doing electrical work in your building. **The money saved is not worth the demise of your association by lawsuit.**

My job is to always think of the worst-case scenario so that I can help protect your associations. Always think about the future and what could happen.

I also want to speak about the differences in associations. I am always startled when residents do not know that each condo building



is its own association and the land it sits on belongs to them, **including their parking lots**. In other words, residents that live in Bldg. 1 have no right to park at Bldg. 2 or vice versa. No one has the right to park in another association's parking lot without the consent of their Board. In addition, when walking, you should not be walking on another association's property. This also includes walking with your pet. Park on your association's property or in common areas by the Clubhouse.



EVENTS COMMITTEE

As some of you will remember, last year during our April meeting, no one stepped up to take the position of President of the Social Committee. Therefore, an event committee was formed to oversee the social events. This committee was formed for the 2024/2025 season.

If our Conquistador community wants to have social events provided, we need to meet and vote on how to proceed from here on. If events are important to residents, we need volunteers to fill positions as officers of a board or as committee members.

In order to continue with these social events, we need your input and help. The event committee is having a meeting in the ***card room on March 10th at 9:30 am open to all residents***. If you are unable to attend and have comments, please contact an event committee member or your social representative.

We'd like to thank Building 4 for a great time at the Races, look forward to Mardi Gras on March 4th and will have information coming soon for End of Season Party on April 9th.

Lona Ciliotta - 772-221-0749

Sharon Kelly - 413-333-9785

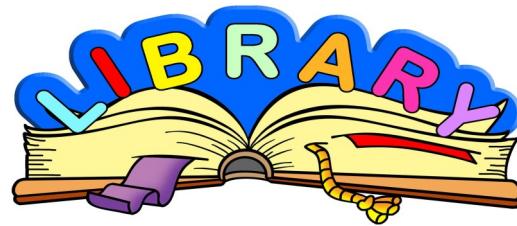
Karen Milligan - 585-315-6920

Eleanor Rizzi - 516-238-3615

Kathy Smith - 401-419-5171

Diane Encarnation - 401-578-7494 -

Treasurer



LIBRARY NEWS

Shirley Reilly

Sorry to report that almost \$400 worth of new books purchased for the clubhouse library were borrowed and never returned. I have encouraged readers to return books promptly for many months now and most of you do. However, the books just keep disappearing. These are new books that have been purchased during the past two years. I will compile, again, a list of all the books that are missing and post it in the library and send copies to all the buildings and homes. I'm asking you to please check your home for these titles and get them back into circulation asap. A continuing thank you for the wonderful donations residents and guests have made.

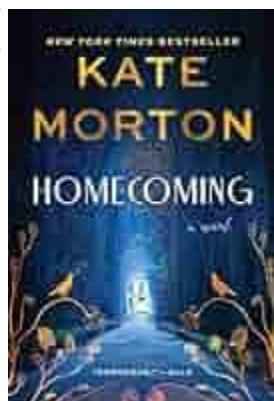
BOOK CLUB

Karen Thomas

Jackie William's presentation at our February Book drew a big crowd. In fact, we had 25 residents attending and, to prove we are a Book Club for everyone, 3 of them were men. **We are always looking for guest presenters.** Please feel free to volunteer to be one too.

On **Wednesday, March 12, 2025 at 6:30 PM**, we will be discussing **Homecoming A Novel** by Kate Morton. **The highly anticipated new novel from the New York**

Times bestselling author of ***The Clockmaker's Daughter***, a sweeping novel that begins with a shocking crime, the effects of which echo across continents and generations. **Adelaide Hills, Christmas Eve, 1959:** At the end of a scorching hot day, beside a creek on the grounds of a grand country house, a local man makes a terrible discovery. Police are called, and the small town of Tambilla becomes embroiled in one of the most baffling murder investigations in the history



of South Australia. An epic story that spans generations, *Homecoming* asks what we would do for those we love, how we protect the lies we tell, and what it means to come home. Above all, it is an intricate and spellbinding novel from one of the finest writers working today.

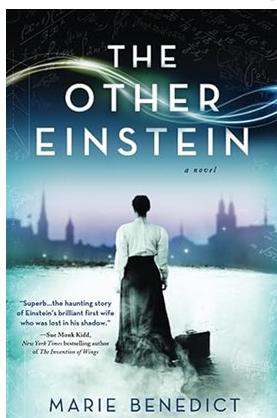
March is also the month we collect titles for next year's books. Traditionally, the Conquistador Book Club meets for 5 months (November, January, February, March and April. At our February meeting many of the fulltime residents discussed a desire to continue meeting all year. With that in mind please come to our March meeting on March 12th with a title and author of your book suggestion for the 2025-2026 Season. We usually select 1 nonfiction book and 4 others of different genres. Since most of us are so active during the Season we tend to choose books that are between 300 and 500 pages that a majority of our readers will enjoy and can finish reading in a timely manner.

At our April meeting we will choose our 5 books from the list of suggestions for the 2025-2026 Season and the fulltime residents can make use of the rest of the titles to compile their book list too. Our April Meeting will be held on Wednesday, April 8, 2025 @ 6:30 PM. We will be discussing

The Other Einstein by Marie

Benedict.

From the author of *The Mystery of Mrs. Christie*, in the tradition of *The Paris Wife* and *Mrs. Poe*, *The Other Einstein* offers us a window into a brilliant, fascinating woman whose light was lost in Einstein's enormous shadow. It is the story of Einstein's wife, a brilliant physicist in her own right, whose contribution to the special theory of relativity is hotly debated and may have been inspired by her own profound and very personal insight



I
HEART
READING

CRIBBAGE **Rich Stenseth**

Our Cribbage Crew continues to grow, and we are having so much fun!

Come and join us. We have a chair just waiting for you. Would you care to learn or brush up on your skills? Call Rich Stenseth Bldg 11-108 - 312-406-2644; Mondays - Game Room 1:30 PM start.
Please come early.



HAND AND FOOT

Pat Stenseth

An enjoyable, easier, version of Canasta. Join us for fun, laughs, and friendly competition. We play

in The Cardroom. Tuesday 12:30 PM and Thursday 6:30 PM. Come a little early. We sign up for each week so please call. Want to learn or brush up? We're glad to teach you.

Contact: Pat Stenseth 815-545-0507
Bldg. 11-108



PICKLEBALL **Leo Calderone**



Pickleball season is in full swing! It's not uncommon to see all four courts being utilized. There currently is a permitting delay in completing the off court seating area. Bonnie is addressing this issue. Once this is complete, the wind nets will go up. The new net system is a big improvement and should last much longer. I've noticed that several of the courts with the old nets are getting marked up. Until those older nets can be replaced please make sure when moving all nets that the wheel brakes are off and nothing is dragging. When play is complete, release the tension on the nets as this helps them last longer. Feel free to text me at 203-314-4122 if you have questions or concerns.





MAHJONG Virginia Callender

If you enjoy playing Mahjong, please come join us every Wednesday in the Clubhouse card room from 12:30 pm - 4:00. We have a \$3.00 limit so be sure to bring your quarters, nickels and dimes. (If you lose your \$3.00, you still continue playing and possibly win your money back!)

MAY I Anne Allbee

May I is an easy to learn "Rummy Game" played on Thursday's at 1PM in the card room.

Please contact Anne Allbee to sign up and find out more information. 860-213-1217



BRIDGE NEWS Jackie Williams

The bridge group is now in full swing. Now that our northern friends are in residence, we have between 5 and 6 tables every Friday.

We welcome all players with or without a partner. If you do not have a partner, that's fine. We'll pair you with someone.

We meet every Friday at 12:45 in the Card Room at the Clubhouse.

Our goal is to play some bridge, have fun, and make new friends. To join in the fun, call or email Jackie Williams at 772-285-0677 or jackiew37@yahoo.com.

ELEVATOR HELP

If you have an issue with the elevator in your condo building, please contact your Board President. Unless someone is trapped in the elevator...then call 911 immediately! The Board President will then contact Bonnie in the office, TK Elevator, or the fire department.



SHUFFLEBOARD Dennis Weinand

Shuffle board is on Thursdays at 3PM. Hope you all come down and enjoy the game!! Bring your favorite beverage and snack!! It's fun with lots of laughs!!!

See you at the courts!!!



TENNIS

Tennis on the courts - Thursdays at 8:15 am. All are welcome!



CONQUISTADOR TELEPHONE DIRECTORY

Our Telephone Directory is posted on our website, Conquistadorliving.com.



It is updated on a regular basis. Call the office if you need the community logon password. You can look people up by last name or scroll past the alphabetical listing to find their names listed by lot number or building with unit number. We have added email addresses. If yours is not listed, and you would like it to be listed, please let the office know:

bookkeeper@conquistadorliving.com

LOST & FOUND

If you have left anything behind in the clubhouse or by the clubhouse pool, check the lost and found basket in the office hallway.





BINGO Eileen Thibeault

!!!!!!BINGO!!!!!!

BINGO continues to roll on! We have 25-35 neighbors and friends come to play each time. Even the colder evenings were attended. What has

been nice is that the winners have been spread out among all the tables.

We are trying to keep to the one hour game time from 7-8.

Please note BINGO is **cancelled March 4** for the Mardi Gras party. BINGO will resume **March 28**.

Happy Spring!



BUNCO HAPPY "HOUR"

FUN – FUN – FUN!!

And so VERY EASY to Learn

(5 minute "Learning Curve")

Bring your favorite drink and snacks to nosh on as you enjoy this really, fun - and - maybe profitable evening.

\$5.00 per person and ALL

proceeds are split between the winners!!!!

Since BUNCO is a very interactive game, it is a GREAT way congregate with "old" friends AND - meet new friends

Please call Felicia 914-907-2491 or Deborah 412-443-5121 with any questions.

Wednesday, March 26th

Starts at 5:30 so come a little early - Clubhouse Card Room.

Felicia Calabro and Deborah Pavlic



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CONQUISTADOR NEIGHBORHOOD

CRIME WATCH

By Mike McPhillips

Greetings Conquistador neighbors. This month's Civilian Intel/Neighborhood Crime Watch meeting at the Martin County Sheriff's Office (MCSO) was conducted by new Sheriff, John Budensiek, who described reported crimes around the county in various patrol districts, current crime trends and several specific incidents where law enforcement made arrests. Diane Reinhart from Building 3 also attended the meeting where representatives of the MCSO stated the importance of the monthly meetings held to "add to the effort to combat crime and reach out to the community."

Burglaries of vehicles continue to be a problem around the county primarily committed to unlocked autos. The Golden Gate section had four vehicle burglaries and three vessel burglaries. Hobe Sound experienced a residential burglary where firearms were stolen and a bank robbery where the offender was arrested following a standoff.

According to the sheriff, a home in Palm City was burglarized in the Cobblestone neighborhood, near I-95. It was reported that the homeowner announced their upcoming trip on social media. Soon after the resident left his home, it was broken into with the offenders stealing over \$450,000 in property including a Mercedes which was abandoned on nearby I-95. One of the crooks, reportedly a Cuban gang member, was subsequently apprehended. It is recommended to avoid announcing pending vacations on social media!

Sheriff Budensiek also discussed the issue of high-speed chases and the balance of protecting the public with allowing the speeder to flee without pursuit. He also mentioned that some gangs from communities to the south of Martin County have been targeting the Treasure Coast Mall. Arrests have been made in some cases.

Additionally, several internet scams continue to be reported including the “unpaid toll” scam and the “MCSO warrant” scam where victims are being told, in phone call, that the MCSO has a warrant for their arrest or the arrest of a loved one and all they must do is send cash. That is a bogus call! Hang up and report the scam to the MCSO.

Finally, just a reminder, if you see something, report it. Be a good witness and be able to give a good description of what, where, how and when. If you see something suspicious, pay attention to the subject and vehicle and make note of the details...race, sex, clothing, the make, model and color of the vehicle if used...and call 9-1-1. Anyone interested in attending the March 13 meeting at MCSO, on Monterey, please let me know.

Stay safe and stay well.

**WATCH YOUR SPEED
WHEN DRIVING
THROUGH THE
COMMUNITY!**

The safety of residents, guests, and pets are at risk when people speed. If you witness an extreme speeder, contact the office with their tag and make/model of their vehicle.



IN APPRECIATION

WHO:
Truly Nolen
WHEN:
Friday, March 7th
WHERE:
Front of Tennis Courts

Come join us at the tennis courts for a free hot dog and drink compliments of Truly Nolen.

**Please be considerate and pick up
your dog's waste.
Let's keep Conquistador clean!**

