

**CONQUISTADOR CONDOMINIUM 2 ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
JANUARY 24, 2025**

PRESIDENT WILLIAM “BILL” CLOUD

The Board of Directors Meeting was called to order at 3pm. Bill opened the meeting by welcoming everyone to the 2025 Quarterly Meeting.

Leo Calderone, Vice President, made a motion to waive the reading of the minutes from the last meeting, which was seconded by Doug Rose, Past President. All in favor.

TREASURERS REPORT

Martha Schneider did not have a Treasurer Report. No changes to report.

OLD BUSINESS/UNFINISHED BUSINESS

- Quarterly Meetings

Quarterly meetings will be held in January, April, July and October. They will be made available via Zoom next time.

- Morning Social

We continue to hold a morning “social” on Wednesdays at 9am in the laundry room. If you'd like to join us with a cup of coffee we can all chat and have a good time.

- Social Coordinator

We are asking for a volunteer to be our Social Coordinator. Bob Peterson volunteered. We're requesting residents contribute about \$20 each for social events as no funds are currently available. If you don't wish to donate, it's alright, too. Martha Schneider will be happy to accept the donations. The following events were also discussed:

- (Bill Cloud) 2 pool parties this year
- (Bob Peterson) Happy Hour and Beach Bonfire
- (Ed Brennan) Dinner Event at a restaurant

- New Building Colors

Building 2 and Building 4 did not reach the threshold of acceptable votes. All the other buildings voted in favor. The issue will not arise for us again for another 6-8 years before we need to paint. Things may change by that time anyway so it can be addressed at that time.

- The Front Entrance doors

Impact Doors were researched and we received a fabulous price from Monterey Glass in the amount of \$7,800 for glass doors, \$975 for the locking mechanism and \$400 for the

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permit. That's well below what the other buildings paid. Building 3 paid \$24,000. We would like feedback from you to determine if we're going to proceed with glass doors as it will have to go out to Bonnie for electronic voting. If we choose to just have the existing doors repainted, it must go through the architectural committee and our only choice of colors are the 3 that have been pre-approved on the display boards in our lobby. Questions from the floor were as follows:

- *How do you get into it?*
 - ✓ That's going to be the same way as we have now with either a key or the buzzer. You can stop by Building 3 and look at theirs.
- *Is the quality the same as Building 3?*
 - ✓ Yes. It is impact glass.
- *Do we have the money for it without any kind of assessment?*
 - ✓ Yes.
- *Will they be handicapped accessible?*
 - ✓ Yes, a handicap door that you push the button and it stays open for a certain amount of time.

If we move ahead with this, we will have a contractor come out, go through the framework, replace any rotted wood, any wood that's problematic, screens that have become torn or whatever, basically, beef up that framework so that it's in good condition.

We'll check on everything before we put out anything for a vote. We will get written estimates and will e-mail everyone to get your input again. At least we know that we can go forward right now.

- **The Walkway Going Into Our Building**

The walkway is chipped, broken and in need of repair or replacement. It is also too narrow and is difficult to maneuver with a walker or cane. Also, the handicap ramps need to be widened as well (Ed Brennan). Below are some ideas to rectify the issues:

- Just repair it or have it repaired.
- Replace with bricks.
- Use concrete.
- Remove side bushes and widen.
- Remove the center garden area and make it all flat walkway.
- If the center garden remains, then some sort of edging needs to be formed around it to keep the dirt and mulch from seeping out.

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Question from the floor: If we change the outside, would we consider changing all of it inside the atrium, too?

- ✓ Maybe at another time. We wouldn't want to do it all at once. It would be a big expense which I don't think would be a good idea to spend that kind of money that quick. That's something we could do in piece meal over the years if we wanted to.

Consensus: (Doug Rose) I'll take on looking into a concrete repair guy to take care of the chips, color and seal. So, basically bringing it back to what it was originally. Also, I'll talk to him about widening a little bit.

- **Walkway To The Pool**

It is scheduled to be cleaned very shortly. The walkway is a bit sunken and the irrigation pools on top of it causing the green slime and mold. Raising the sidewalk and adding drainage underneath would remedy this. As quickly as you clean it, it gets nasty again caused by sprinklers and water laying there from the rain. We're going to look into this but it's nothing we're going to vote on.

- **Dog/Pet Droppings**

Please, if you have a dog and you walk them right outside of our walkway, (when we come out the sidewalk and you step into the grass) be sure to pick up after it.

- **FPL Street Light Project**

Bill Cloud passed around a rendering of where the lights will be placed. The project should commence in December.

NEW BUSINESS

Lynn Galvin: Can you look into replacing the front plexiglass on our call box at the front entrance? It's very yellowed and you cannot see the residents' name to call.

- ✓ Yes. We will look into the replacement.

Lynn Galvin: Are there any plans to repaint the atrium interior walls? The walls are painted dark brown and it is so dark when you walk in. Maybe paint it a cream color like in Building 8?

- ✓ We could do that. Yes, anybody in favor? Yes, let's do it. Opposed? None opposed. The Board will supply the paint and supplies and the residents volunteered to do the painting themselves. They will round up volunteers.

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Bill Cloud – Christmas Lighting Project

Lighting up the palm trees around the development at Christmas time amounts to approximately \$8,500. In the past, residents contributed various amounts of money to help in paying the bill. I think our maintenance fees are high enough. I don't want to see them go any higher and that's why I voted "no" at the meeting. A committee has been formed by CHA to look into the need for as many lights that are hung – lower costs and less lighting will be investigated. Should CHA still pay the costs?


- ✓ *Brian Campbell – The money for the project should go into our "Reserves".*
- ✓ *Martha Schneider – It should be kept the same with residents' voluntary donations.*

Consensus – Leave project the same with residents' voluntary donations. It breaks down to about \$21 a unit.

Judy Rose – The concrete pad by the pool. There is only one pad that I see by the swimming pool. We need to do something with how ugly it is. Maybe we can get some tables with umbrellas for it and use it for an outing or with our family members.

- ✓ *(Doug Rose) - LR one stopped it last time. In a previous conversation about the pad, the residents were going to donate a fixed amount of money to refurbish it and there were several reasons that were shut down. The attorney advised that taking private funds to build something like that is typically not a good idea because of ownership. That was the main reason concepts We didn't get much support from LR1 on coming up with the funds and we didn't really know how much it was going to cost us. It's considered infrastructure.*
- ✓ *(Bill Cloud) I'll get with the others from LR1 and see what they think about it and what kind of feedback I get and I'll let you know.*

A motion was made to adjourn the meeting and seconded. Time 3:58pm.



Gloria "Gigi" Croom, Secretary



William R. Cloud, President