

CONQUISTADOR CONDOMINIUM BUILDING V
ANNUAL MEETING NOVEMBER 21, 2024

The annual meeting of Condo V was called to order by President, Charles Encarnation at 4:11pm. Also in attendance were Laura Ronayne, VP, Janet Campbell, Secretary and Frank Suatoni, Director at Large via phone and homeowners Anita Brush, John Eikenberry, Diane Encarnation, John and May Harrell, Sally B Pearson, Richard Renere.

Quorum was met.

Charles Encarnation made a motion to dispense the reading of the November 29, 2023 minutes as well as approval of these minutes. Motion was seconded by Laura Ronayne. Motion passed unanimously.

President Charles Encarnation reported on expenses incurred this year: **Repaired:** hallway walls due to water leak in unit 307, the rear roof drain, rotten wood replaced in unit 306, so owner could replace the screening, outside galvanized water pipe in unit 103; **Replaced:** Window Screening in the atrium, the four gang outlet in the first floor hallway, the front entry screening; entry doors to west utility room; **Painted:** Roof access, the laundry, library and dumpster rooms, all three floors hallways. We also added wood to the bottom of the atrium screens. Repaired and painted front door.

This Year:

The mansard repairs are just about completed. We need to install a railing on the roof around the atrium. Our SIRS study and insurance said this must be done, Whiting Roofing has been contracted for this project.

Grand Total of \$47,943.59. We had an assessment of \$13,200 and we took \$34,743.59 out of reserves.

Treasurer's Report: we have \$3,450.03 in operating account, \$134,157.40 in reserves account we are in sound shape. We are fully funded.

Secretary's Report: Janet Campbell reported: Thank you to everyone for completing the Consent to Electronic Vote and/or Consent to Receive Electronic Notice of Meetings.

I'm asking everyone to complete an updated "Conquistador Condo V Contact form". Your information may have changed since the last completion. Please include the names of your contractors, especially A/C Service company. Please complete the form neatly! Thank you.

CHA Report: Charles Encarnation reported: the lighting project is still ongoing, our dock repair is complete, CondoV truck parking survey - only seven people responded, this will come up at a CHA meeting in December. Consideration of Consolidation of Condo Boards is still ongoing. This will mostly be for large contracts so we can get a better price if more buildings do the project at the same time. Florida House Bill legislation mandated all officers must take a four hour course once elected and follow with a one hour course each following year. We must have four building meetings per year. CHA President has resigned because he has moved. Bonnie has been invaluable keeping us up to date with changes.

Social Committee: Diane Encarnation reported: January 25 Strawberry Festival, Feb 9 Night at the Races, March Mardi Gras. Diane will place posters to keep you informed. There will be no basket raffle this year.

Landscaping Committee: Diane Encarnation reported: Last year we did basic mulching, worked on back entry, added white rocks in the atrium, replaced extension cords for palm tree lights and new hand truck. Total \$250.00. Having much put down by landscaper this year, for a cost of \$550.00 for a full pallet. I am asking each homeowner to donate \$20 for this year's expenses.

Hallway Renovation Committee: Laura Ronayne reported: The project took a little bit longer than anticipated, but B Royalty Painting did a really nice job. Question: how do we want to decorate the hallways on the 2nd and 3rd floors in the beginning of the halls? If you have suggestions of what you would like to hang, please bring it to someone on the committee for approval (Laura, Janet, Diane and Betsy, when she returns). No personal items will be accepted, we will not do any construction to hang your choices. All costs for this will be on the homeowners of that area. Laura is willing to donate a palm tree picture.

Old Business

Charles Encarnation reported: he showed the Structural Integrity Reserved Study. Includes all SIRS, non-SIRS, and LRA 1 costs; our budget reflects these costs along with CHA. This was sent to all homeowners via email and is available in the blue book in the atrium for loan; insurance went up \$1,000/month,

Budget:

Type A units all inside units	844/mo
Type B units 101, 102,107,108	881/mo
Type C unit 1 bedroom	671/mo
Type C unit 3 bedroom	1,016/mo

This is an average 1.5% increase. Janet Campbell asked that we thank Charles Encarnation for all his hard work on the budget.

Charles Encarnation thanked Frank Suatoni for all the years he has served Condo V including President.

Location of the roof key access is in the electric room on the second floor back wall, your contractor must use the sign in sheet located in the roof access.

The office is making a page for each condo building. This will contain all information regarding our condo and will be available for easy access;

A tree was removed from west side of building .

New Business:

Janet Campbell reported that she received four notices of Intent to be a Candidate for the Board of Directors of Conquistador Condo V: from Charles Encarnation, Laura Ronayne, Janet Campbell and Richard Renere. Nominations from the floor were open for three rounds, there being no other nominations,, Janet Campbell made a motion to accept the Notices of Intent to be a candidate for the BOD for Conquistador Condo Assoc V from Charles Encarnation, Laura Ronayne, Janet Campbell and Richard Renere. The motion was seconded by Sally Pearson. Motion was passed unanimously.

The Board will hold a meeting right after this meeting.

We will be resealing and stripping the parking lot within the next two years.

LRA representative Laura Ronayne volunteered.

Charles Encarnation asked if anyone has any questions?

John Eickenberry asked with the potentially new building colors palette being presented, does that mean we will have to repaint our building now? Charles Encarnation responded, that the new colors, if passed, will be used when each building needs to be repainted.

We have a line of credit available to us for emergencies from South State Bank. It cost us about \$2,000 to initiate the program and about \$250 to maintain each year.

John Eickenberry asked how many votes must approve the color palette. Charles Encarnation responded it must be passed by 75% of the community.

There being no further business, Charles Encarnation motioned to adjourn the meeting at 4:58pm. Seconded by Sally Pearson. Motion passed unanimously.



Charles Encarnation,
President



Janet Campbell
Secretary

CONQUISTADOR CONDOMINIUM BUILDING V
BOARD OF DIRECTORS MEETING
NOVEMBER 21, 2024

The annual board of directors meeting of Condo V was called to order by President, Charles Encarnation at 5:00pm.

Roll call: Present were Charles Encarnation, President, Laura Ronayne, Vice President, Janet Campbell, Secretary, Richard Ranere and Diane Encarnation.

Secretary, Janet Campbell: Asked if there are any amendments or additions to the minutes from the last BOD meeting? Being none, Janet Campbell motioned that the minutes of the last BOD meeting be accepted as reported. The motion was seconded by Laura Ronayne. Motion passed unanimously.

Janet Campbell motioned that we appoint the following officer positions for 2025:

Charles Encarnation, President

Laura Ronayne, Vice President

Janet Campbell, Secretary

Richard Ranere, Director-At-Large

Motion was seconded by Richard Ranere, motion passed unanimously.


Charles Encarnation stated he would like to appoint a treasurer because we need someone who knows the books. We can appoint someone to fill this vacancy even if they are in the same unit as a BOD member. Charles Encarnation motioned that we appoint Diane Encarnation as our Treasurer for 2025. Motions was seconded by Laura Ronayne, motion passed unanimously.


Check Signers will be: Charles Encarnation, Laura Ronayne, Janet Campbell and Richard Ranere.

Charles Encarnation will continue the second of his two year term as CHA representative.
Laura Ronayne and Janet Campbell will be continue their second of the two year term as alternate CHA members.

Laura Ronayne will be LRA1 Representative.

There being no further business, the meeting was adjourned 5:06pm.


Charles Encarnation
President


Janet Campbell
Secretary