

**Conquistador Condominium VIII Association, Inc.**

**Building VIII Annual Membership Meeting**

**Tuesday, November 14, 2023**

**4:30 PM**

The meeting was called to order by Martha Gorton, President at 4:30 PM.

**Directors Present:** Martha Gorton, President; Robert Luongo, Vice President; Tom Pirrone, Vice President; David Sherlock (via Zoom), Vice President; and Anne Immesberger, Secretary/Treasurer.

**Members Present:** Larry & Diana Berringer, Kitty Cox, Edward Dingeman, Peter & Carolyn DeMarco, Gail Enkey, William Gunther, Ed Hale, Marge Knox, Richard & Gozia Kinney, DJ Mar, Joe and Jan Molloy, Charles Rojas, and OJ & Karen Thomas. There was a quorum present.

Minutes of the November 22, 2022, Annual Membership Meeting were previously distributed to the members. A motion to dispense with the reading of the minutes and approve them as written was made and seconded. Motion was carried.

**PRESIDENT'S REPORT**

Martha Gorton announced she received no notice of intent to run for election from any unit owner subsequent to the "First Notice of Election" being sent to all members. Therefore, the current members of the Board of Directors will continue to serve. The officers for the Board of Directors are:

Martha Gorton – President  
Robert Luongo – Vice President  
Tom Pirrone – Vice President  
David Sherlock – Vice President  
Anne Immesberger – Secretary/Treasurer

**TREASURER'S REPORT**

Ms. Immesberger reported as of October 31<sup>st</sup>, we are still in good financial position. We have a surplus of approximately \$12,800. Barring any unforeseen expenses, we are projecting to be at or slightly below budget.

**COMMITTEE REPORTS**

Social – Martha reported, Building 8 along with Building 3 are sponsoring the December Christmas event. She urged members to sign up and attend this major event. She continued, there were some additional events anticipated such as a Night at the Races this Saturday, November 18th.

CHA Report – The Conquistador website is up and running. All members are encouraged to use the website to keep up-to-date on events at Conquistador. Minutes of various meetings, calendars, forms usually obtained at the office are accessible via the website. The website address is [conquistadorliving.com](http://conquistadorliving.com). If a member should need the password, please contact Martha Gorton.

Martha Gorton reported on the proposed projects including revamped lighting and updating our governing documents.

**OLD BUSINESS**

Elevator - Completed!

Roof – We have received a reply from Dura-Last regarding the repair of our roof (copy attached). Martha reported the Board had approved hiring a roofing consultant to review the proposal and contact Dura-Last with questions he may

have on this repair. Discussion continued regarding the buildings presently being re-roofed and the substantial discount they received because multiple buildings using one contractor, Whiting. It was agreed the Board would contact Whiting to investigate the cost to re-roof Building 8 at this time.

Maintenance Repairs – Martha reported the atrium screen is to be replaced. She reported there are other items that will need attention. The exterior wood on parts of our building are deteriorating. The water heaters are old and should be refurbished/replaced. The Chattahoochee on the atrium and balcony flooring is to be cleaned and sealed. The waste room doors need to be replaced.

**NEW BUSINES**

2024 Budget – Anne Immesberger stated the 2024 Operating Budget (attached) has been approved by the Board of Directors. There is a minimal increase this year. She explained that even with the substantial savings realized in insurance this year by contracting with Citizens Insurance, that may not be available to us next year. Also, until we receive the Reserve Study that was mandated by the State, we do not know what will need to be fully-funded next year. Therefore, the Board has decided the insurance savings would remain in the reserve acct until next year. At that time it can be decided if that money should be transferred to other reserve items, i.e, the roof. The operating budget with a partially funded reserve increases our monthly maintenance fees to:

**2024**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>\$975</b>	<b>\$1,023</b>	<b>\$755</b>	<b>\$1,197</b>
	101,		
	102		
All	107,		
Others	108	304	302

In order for these amounts to be finalized, the membership must vote on whether to waive the fully-funded reserve requirement for this year. This year will probably be the last where we will be able to waive this requirement. While we are reserving much more than we have in the past (this year is \$78,000 and last year was \$57,600) the Board is proposing we partially the reserves this year. We are awaiting the results of the reserve study so that we can plan accordingly for next year when we will be required to fully fund the reserves. A notice of the December 1<sup>st</sup> meeting where the membership will decide to either fully or partially fund the reserves this year will be forthcoming.

**ADJOURNMENT**

There being no further business Anne Immesberger made a motion to adjourn, seconded by David Sherlock. Motion was approved unanimously and the meeting was adjourned.

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Martha Gorton, President Date

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Anne Immesberger, Secretary/Treasurer Date