

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**EXECUTIVE COMMITTEE MEETING**  
**Tuesday, March 11, 2025**

**MEMBERS PRESENT:**

**Renee Drentkiewicz, President**  
**Martha Gorton, 1st V.P.**  
**Joe Endress, Treasurer**  
**Jan Barnes, Secretary**

**OTHERS:**

**Bonnie Guenther, Manager**  
**Others in attendance (see attached)**  
**Zoom attendees:**  
**Tom Gilmore**  
**Elizabeth Sweeney**  
**Gloria and Larry Croom**  
**Sandra Boriskin**  
**Ralph and Anne Albee**

The Executive Committee 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 Executive Meeting of January 14, 2025. The motion was seconded by Martha Gorton and unanimously approved.

**Treasurer's Report:** Joe Endress— see attached.

**Manager's Report:** Bonnie Guenther—see attached.

**Old Business:**

**1. Truck Parking — Bonnie Guenther (see attached proposed Parking Rules)**

The floor was open to owners to make comments or questions. The following people shared their thoughts: Pati Kelvasa (Building 7), Bob Maughan (Building 7), Walter Mihalik (Building 1), Rick Cass (Building 4), and Deborah Pavlic (Building 11).

A motion was made by Martha Gorton to move this matter forward to the CHA Board meeting next week. The motion was seconded by Joe Endress and unanimously passed.

**2. Dock Gate — Bonnie Guenther (see attached)**

A motion was made by Joe Endress to move this idea forward to the CHA Board meeting next week. The motion was seconded by Jan Barnes and unanimously approved.

**New Business:**

**1. Package Deliveries —Rick Cass**

Rick shared how he and his wife, Donna Cass, are contacting the carriers that deliver packages to our community. His request was that the HOA would send follow-up letters.

**2. Violation Reporting — Marge Drury/Bonnie Guenther (see attached letter from each of them)**

**The following owners shared their thoughts: John Calabro (homes), Rick Cass (Building 4), Pati Kelvasa (Building 7), and Jean McIntyre (homes).**

**3. Bocce Court — Bonnie Guenther (see attached)**

**A motion was made by Joe Endress to move this item forward to the CHA Board meeting next week. The motion was seconded by Martha Gorton and was approved unanimously.**

**Discussion Items: None**

**Comments on Agenda Items:**

- \* Rick Cass shared a concern for the placement of the proposed dock fencing. Renee responded by saying this will be discussed at next week's CHA Board meeting.**
- \* Jean McIntyre thanked the Executive Committee for allowing discussions before decisions are made by the Committee.**
- \* Jan Barnes mentioned that it is the CHA building representatives' responsibility to check with their membership about topics that will be voted on at CHA Board meetings.**

**There being no further business at this time, a motion was made by Joe Endress and seconded by Martha Gorton to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:31 am.**

*Jan Barnes*

*Renee Drentkiewicz*

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**Jan Barnes, Secretary**

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**Renee Drentkiewicz, President**

3/11/25 Executive Committee Meeting Sign In

Printed name	Signature
MIKE BRADY	<u>Mike Brady</u>
BILL CLOUD	<u>Bill Cloud</u>
DONNA SIKORA	<u>Donna Sikora</u>
VIN STAPLETON	<u>Vin Stapleton</u>
DOUG ROSE	<u>Doug Rose</u>
John Mitchell	<u>John Mitchell</u>
Patti Kellogg	<u>Patti Kellogg</u>
RICK CASS	<u>Rick Cass</u>
DONNA CASS	<u>Donna Cass</u>
Jeff Sander	<u>Jeff Sander</u>
Jim Ruiz	<u>Jim Ruiz</u>
Glenn Kirkham	<u>Glenn Kirkham</u>
Team McInroy	<u>Team McInroy</u>
John LEANDRI	<u>John Leandi</u>
John CALABRO	<u>John Calabro</u>
F. Calabro	<u>F. Calabro</u>
Deborah PARKE	<u>Deborah Parke</u>
ROBERT PELLEGRIN	<u>Robert Pellegrin</u>
ED HALE	<u>Ed Hale</u>
D. Bixby	<u>D. Bixby</u>
C Schappert	<u>C Schappert</u>
BOB MA	<u>Bob Ma</u>
Lauri Maughan	<u>Lauri Maughan</u>
F. PERAZZI	<u>F. Perazzi</u>
STEVE GROD	<u>Steve Grod</u>
Karen Ricagni	<u>Karen Ricagni</u>
K. Thomas	<u>K. Thomas</u>
OJ Thomas	<u>OJ Thomas</u>
Cynthia Malaspina	<u>Cynthia Malaspina</u>
Shanne Dwyer	<u>Shanne Dwyer</u>
Pat Stenseth	<u>Pat Stenseth</u>
Ada Schart	<u>Ada Schart</u>
DAVID Schart	<u>DAVID Schart</u>
Gigi & Larry Croom	<u>Gigi &amp; Larry Croom</u>
Marcia Kuetz	<u>Marcia Kuetz</u>
PAUL N. SUCONI	<u>Paul N. Suconi</u>

# **CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**

## **EXECUTIVE COMMITTEE MEETING**

Tuesday, March 11, 2025

**9:30 A.M.**

### **AGENDA**

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURERS REPORT

MANAGER'S REPORT

**OLD BUSINESS:**

Truck Parking – Bonnie Guenther

**New BUSINESS:**

Package Deliveries – Rick Cass

Violation Reporting -- Marge Drury/Bonnie Guenther

Dock Gate – Bonnie Guenther

Bocce Court – Bonnie Guenther

Discussion Item:

COMMENTS on agenda items:

POSTED: 3/6/25

**ZOOM LINK:**

**When: Mar 11, 2025 09:30 AM Eastern Time (US and Canada)**

**Register in advance for this meeting:**

**<https://us06web.zoom.us/meeting/register/tZIsd-mhqjMvEtfCIGwnrCG-s0F3WpnwkD3i>**

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

**CONQUISTADOR HOMEOWNERS' ASSOCIATION**  
**TREASURER'S REPORT**  
**FEBRUARY 2025**

**FINANCIAL ANALYSIS:**

While we did have several expense categories that we over plan, the month ended with a positive variance. In the General Common Areas, the dock had to be treated with a sealer to prevent any issues with wood rot. That expense amounted to \$1,549. Again, in the General Common Areas, other expenses, to complete the work for the improvements done to the tennis courts, a survey had to be completed. The amounted to \$669.50.

In the Clubhouse, Supplies & Repairs, we had some small but necessary expenses ranging from painting the Clubhouse cardroom ceiling to installation of the Tennis Court gate closer to the exit button on the gate at the Tennis Court. These expenses amounted to \$1,221.30. Again, in the Clubhouse category, Pool Supply & Expense, we had a repair expense to the heater/chiller and the pool autofill. This amounted to \$1,220.92. In the Clubhouse category, other expenses, we had several projects ranging from the resurfacing of the tennis courts, installation of a new microphone system, to alarm monitoring/inspection, and remnant carpet for the Ballroom dance floor. These amounted to \$5,635.38

In the General category, Legal Services, we had a contract review for the FPL & submerged land lease contract and a legal retainer for an ongoing mediation case. This amount to \$1,399.74.

Again, in the General category, Fees & Licenses, we had to renew the submerged land lease for \$770.36 and the Martin County Board of County Commissioners life safety for \$200.

Despite the unusual and numerous expenses, we were able to end the month with a positive variance of \$950.10.

In the area of Capital Expenditures, the work done to the tennis courts amounted to \$33,431.24.

**CHECKING/RESERVE ACCOUNTS:**

(BANK STATEMENT AS OF MARCH 1, 2025)

\$224,428.98	SouthState Bank Checking Account
\$496,224.27	SouthState Bank Money Market Account
<u>\$273,266.51</u>	Synovus Business CD
\$993,919.76	Total Checking/Reserve Accounts

**WATER BILL/CONSUMPTION SUMMARY:**

	<b>CITY OF STUART</b>	<b>CONQUISTADOR</b>	<b>DIF</b>	<b>%</b>
<b>JAN/FEB 2024</b>	1,563,500	1,439,884	123,616	7.9
<b>DEC/FEB 2025</b>	1,401,000	1,290,675	110,325	7.9

**Manager's Report**  
**Executive Committee Meeting**  
**March 11, 2025**

- Muscle & Wrench did their quarterly service of the fitness equipment.
- The TV in the Cardroom has been replaced, and a TV is being installed in the Ballroom this week as there is an increasing need for TV capabilities in the Ballroom, i.e. for broadcasting meetings, for social activities, for presentations, etc.
- An exit button, like the one by the south side exit gate, was installed to the right of the exit gate outside of the library. This is so residents do not have to use their FOB to exit the gate.
- The CHA common area easements are being surveyed in preparation for the FPL lighting installations. Just a reminder that the CHA common area easements run 25 feet in both directions from the center line of the road.
- The east wall landscaping project is completed. It looks fabulous! Mulch will also be installed in the common area of Conquistador this week.
- The tennis court pavilion shade structure is installed. The concrete pad will be poured below the structure this week or early next week. Once the major construction is done, seating will be installed, and fencing adjustments will be made so that entry onto the court will be easy. I welcome suggestions regarding seating and fence openings, especially from pickleball and tennis players who will use the structure regularly.
- Please be mindful of any noise from work occurring on weekends.
- I sent a reminder e mail to the homes (see attached) reminding them of approved hedge height and placement. I will be issuing violation letters this week to anyone who is not in compliance with the CHA Board of Directors approved Rules & Regulations. If you have not done so already, please survey your yard for potential violations. If you have any questions, do not hesitate to contact the office.
- When using Clubhouse amenities, please turn up ACs and turn off lights and fans after use. Everyone pays for electricity used in common areas.

**Sent to homes 2/14/25:**

Hello,

In my travels around the homes, I am seeing the following violations of the CHA Rules & Regulations and/or the CHA Declaration of Covenants and Restrictions:

- Hedges that are above the six-foot limit set by the CHA Declaration of Covenants and Restrictions:

**ARTICLE X**

**USE RESTRICTIONS**

*5 a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows: (a) Between street and Front Setback Lines: NONE. (b) Between street and Side Setback Lines: NONE. (c) Along the Side Lot Line from Back Setback Line to Rear Lot Line: A hedge not over six feet high, or a wooden fence not over six feet high from earth to top of fence, or masonry construction not over six feet high. (d) Along the Rear Lot Line: a hedge, or wooden fence from earth to top of fence or masonry construction not over six feet high. (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over six feet high, or a wooden fence not over six feet high from earth to top of fence. All fences must be made of acceptable wood and masonry construction, or alternate materials approved by the Architectural Control Board. This Restriction does not apply to completely enclosed screened area attached to house.*

**Please trim them down to the approved height.**

- Roofs that need cleaning due to mold and/or debris and dirt

**Please have your roofs cleaned at least once a year.**

- Rust stains on driveways and homes

Rust Gone is an effective product for stains.

- Landscaping that is being neglected

Lawns should be properly irrigated, trimmed, and free of weeds. Dead limbs should be removed from trees. Overgrowth should be groomed to create a clean aesthetic.

Also, please be sure to periodically check your lamppost lights to make sure they are illuminated from dusk to dawn.

I am happy to give referrals of companies if needed. I will be reviewing these issues again in two weeks. If not corrected or if you have not provided a plan for correction to the office, violation letters will be issued.

Our goal is to keep the community looking as good as possible.

Thank you in advance for your cooperation in this matter-

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](mailto:manager@conquistadorliving.com)

### Proposed Truck Parking Rules

1. Pickup trucks that (i) do not contain any commercial display, logo or advertising , that (ii) have not been modified to increase their height and /or ground clearance or their noise emission capabilities above their manufacture's factory specification and that (iii) are categorized as having a payload capacity of one half ton or less, shall be permitted to be parked or stored on the property by residents and their guests. As used in this section, pickup trucks categorized as ½ ton or less shall include Ford F150s, Chevrolet Silverado 1500s, Dodge Ram 1500s and similar sized pickup trucks. All other types or design of trucks, including pickup trucks, are prohibited ~~unless approved in advance by the Board.~~

### Proposed Commercial Vehicle Rules

1. No commercial vehicles may be parked or stored on the property except at such times as for the provision of service or repair to a resident of the Association. Commercial vehicles are those that display commercial printing, logos or ads on exterior surfaces or have work or business equipment displayed conspicuously.

for Bonnie

Dear CHA Executive Board, and Manager Bonnie Guenther,

I have been asked to speak on the subject of CHA's new Violation Reporting Form. This new form allows one to report violations anonymously. I am not able to be present for the meeting on 3/11/2025, so in this letter I express some of my thoughts on this topic.

I have read two letters, one written by Jean McIntyre and one written by Mike and Deb Brady, in which they have expressed their concerns with this new format of dealing with community violations. Jean McIntyre's letter was sent to the CHA BOD. Mike and Deb Brady's letter was forwarded to Manager Bonnie Guenther.

To submit a violation anonymously, and have it acted upon, without the accused having the privilege of defending himself, or herself, infringes on our basic human rights which are defended in the Sixth Amendment to our United States Constitution. Surely there must be a better way.

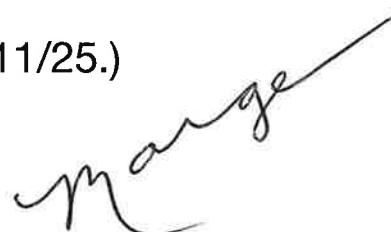
We live in a 55 and older community. Many people are dealing with personal issues. In many cases, a friendly phone call would be very helpful to solve the violation.

At today's meeting, I am asking the Executive Board to allow further discussion on this topic at next week's BOD's meeting on Tuesday, March 18th. At the meeting on March 18th, I ask that **BEFORE** a decision is made on whether or not to continue with accepting anonymous reports, that people in the audience and on ZOOM, have the opportunity to express their concerns.

People desire to have Conquistador remain a friendly and welcoming community, and anonymous complaints do not seem to contribute to such an atmosphere.

Sincerely,  
Marge Drury - Unit 3-201

(Written on March 10, for the Executive Meeting on 3/11/25.)



## Violations

There has been much discussion regarding the ‘Report a Violation’ section on the website. Firstly, let me start with the impetus of the ‘Report a Violation’. As I have repeatedly stated in Executive Committee and Board of Directors meetings, reports of violations should be directed to the office as enforcement of violations is done through the management office, however, violations were still being reported to CHA Board of Directors, members of the Homes Board, members of the Rules Committee, and the Executive Committee. As I rely on residents to be my eyes as I cannot be everywhere all the time and your proximity to Conquistador makes you better at noticing things I may miss, I wanted to create a way to report **potential** violations online. Residents may not feel comfortable sending me an e mail with their information attached. The ‘Report a Violation’ section of the website would give them **the option to report anonymously or not.**

Since its inception, I have received about ten reports, eight of which have **not** been anonymous.

I think one concern is that the reports would be too subjective, meaning not based on fact, not based on our actual community documents. Whether someone reports a violation on the website or to the office, the violation is first **vetted**. I use the following as reference: CHA community documents (yellow book), the condo documents (there is one red book for each building, 12 in total), the CHA Rules & Regulations, the Architectural Review Guidelines, Florida Statutes 718 and 720, and if needed, our attorney.

IF a violation is proven valid after I have done my research, the resident who had the violation is then contacted, made aware of the violation, and given an opportunity to correct the violation. Only after the resident has had that warning is an actual violation letter drafted. Each letter is written to the letter of the law, meaning a judge could look at it and deem it worthy. Each letter including research takes between 1-2 hours. That is time paid for by every resident in Conquistador, and if the attorney must be consulted, that is also time paid for by every resident in Conquistador.

After all of this, the letter is sent and the violation process which is outlined on page 3-4 Section II. B. begins.

I believe the other concern was that this would be a way for people to tattle on other residents. Speaking of others’ “violations”, whether personal or property, **unfortunately** is not new to Conquistador and is not a concept I invented with ‘Report a Violation’.

I encourage residents to be courageous, truthful, and mindful in your encounters with staff and other residents and whenever possible to address the person directly and to do so respectfully.

Finally, I want to remind residents that enforcement of community documents is part of my job duties. I answer to the CHA Executive Committee and the CHA Board of Directors who **firmly** encourage me to enforce community documents. Enforcement cannot be subjective or judged on a case-by-case basis; It must be objective, or we run the real risk of being accused of selective enforcement. It is black and white. It cannot be gray.

**To all residents who have a disagreement regarding community documents:** Rather than violating a community rule or document because you do not agree with it and subsequently increasing labor and legal costs for every resident, try to enact the change using methods in congruence with Florida Statutes 718 and 720 and our governing documents which include provisions for amendments. However, please remember you can't always get what you want just because you want it. Processes must be followed.

The 'Report a Violation' has been moved to the bottom of the resident only page, so it is not as visible.

I remind you that I am always available via e mail at [manager@conquistadorliving.com](mailto:manager@conquistadorliving.com) for comments.

Bonnie Guenther

01:27

## Why Choose Us?

- ▶ [The Superior Experience](#)
- ▶ [Communication & Notification](#)
- ▶ [Customer Service & Live Dashboard](#)
- ▶ [Commercial Services](#)
- ▶ [Fence Appearance](#)
- ▶ [Reviews & Reputation](#)

## Finalize your fence project details.

Select your installation package and choose your preferred payment method below.

Select your package ↓

## Conquistador HOA

Your Address

1800 SE St Lucie Blvd  
Stuart, FL 34996

## 1. Select your installation package

\$4,185 total	7' ( Arching to 8' ) Colonial Gate Bronze
<input checked="" type="checkbox"/> Package Selected	

## 2. Review job details & drawing ^

### 7' ( Arching to 8' ) Colonial Gate Bronze

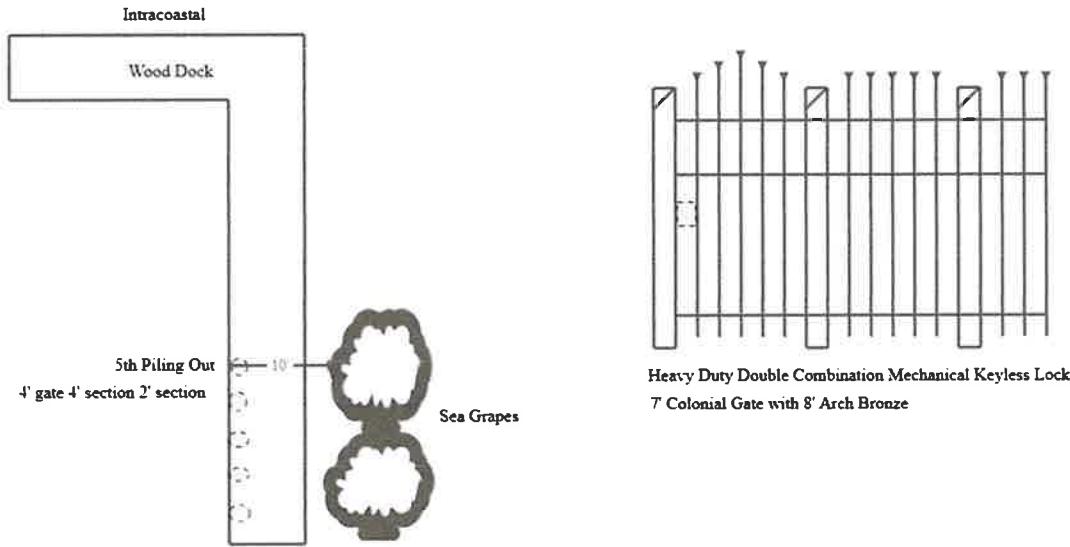


IMAGE SHOWN IS A REPRESENTATION OF THE STYLE OF FENCE AND NOT MEANT TO BE SPECIFICATION OF HEIGHT, COLOR, OR GRADE. FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

#### Included in this job:

- (3062) 7' Colonial Gate with 8' Arch and Double Sided Keyless Mechanical Lock

#### Notes:

- Superior Fence to be responsible for: material, labor, permit, permit fees, taxes, and utility locate (included in this price).

Lifetime transferable warranty on aluminum fencing against material defects.

3-year workmanship warranty.

This estimate is contingent upon the sales rep receiving a copy of the land survey to verify measurements and easements.

Superior Fence is responsible for getting the permit, the customer is responsible for applying for HOA approval - Sales Rep will get the customer the files they need to submit to the HOA.

### 3. Choose your payment method

Selected Package:

**7' ( Arching to 8' ) Colonial Gate Bronze**

**\$4,185.03**

\$2,092.52 due today with Credit Card

Pay with Credit Card

**\$4,185.03**

\$2,092.52 due today with ACH/E-Check

Pay with ACH/E-Check

### Need assistance?

If you have any questions, please don't hesitate to contact your sales representative.

To make changes to your fence project, please [submit a request to your sales rep.](#)



**Ken Morrison**



[ken@fencingtc.com](mailto:ken@fencingtc.com)



**A Name you can trust.**

With over 25,000 five-star reviews and a stellar 94% satisfaction rating, we're the top-rated fence company nationwide.



Clay  
7011 Wilson Rd.  
WPB FL 33413  
561-964-2001 Fax: 561-964-5009  
[www.sportsurfaces.com](http://www.sportsurfaces.com)

February 27<sup>th</sup> 2025

**CUSTOMER**

Conquistador  
1800 SE St Lucie Blvd.  
Stuart FL 34996

**CLAY BOCCE BALL COURT PREPARATION:**

Court Size: 10' x 60'

The Customer will provide HOA approval and septic tank/well location if applicable.

The Customer will provide stable access to construction site. A minimum of 20' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply.

The Contractor will excavate grass. Tree/stump removal not included.

The Customer will remove existing sprinkler lines and cap off.

The Contractor will remove sod and dispose of site

The Contractor will install 57 stone base compacted to approximately 3-4".

**SURFACING OF CLAY BOCCE BALL COURT**

The Contractor will install clay surface

The Contractor will install a 4 x 6 pressure treated # 1 grade wood perimeter around the entire court

The Contractor will install weep holes as needed for drainage.

The Contractor will apply pitch and foul lines in accordance with bocce ball regulations.

**EQUIPMENT**

The Contractor will supply and install a scoreboard next to the new bocce ball court.

The Contractor will supply and install one wooden ball holders at one end of the court.

The Contractor will supply the customer with a set of regulation bocce balls.

Set comes with:

•8 Official Size Phenolic Plastic Bocce Balls 107mm (4.25" dia)

•1 white Pallina 50mm (2" dia)

•1 Nylon ball bag

Contractor will Provide (1) lute for raking surface

**FEE**

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of:  
**\*\*\*\*NINE THOUSAND NINE HUNDRED US DOLLARS (\$ 9,900.00)\*\*\*\***

Clay courts require the most maintenance out of all 3 surfaces and have the slowest drying time. You will have to treat the surface for mold and mildew prevention as well as regular maintenance in between the games.



7011 Wilson Rd.  
WPB FL 33413  
561-964-2001 Fax: 561-964-5009  
[www.sportsurfaces.com](http://www.sportsurfaces.com)

## PROPOSAL/AGREEMENT

February 27<sup>th</sup> 2025

### CUSTOMER

Conquistador  
1800 SE St Lucie Blvd.  
Stuart FL 34996

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Conquistador, hereinafter called the Customer for the construction of (1) bocce ball court with respect of the following terms and specifications:

### **OYSTER SHELL BOCCE BALL COURT PREPARATION:**

Court Size: 10' x 60'

The Customer will provide HOA approval and septic tank/well location if applicable.

The Customer will provide stable access to construction site. A minimum of 20' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply.

The Contractor will excavate grass. Tree/stump removal not included.

The Customer will remove existing sprinkler lines and cap off.

The Contractor will remove sod and dispose of site

The Contractor will install 57 stone base compacted to approximately 3-4".

The Contractor will install a geotextile mat between the 57 drainage rock and oyster shells

### **SURFACING OF OYSTER SHELL BOCCE BALL COURT**

The Contractor will install oyster shell surface compacted to 2".

The Contractor will install a 4 x 6 pressure treated # 1 grade wood perimeter around the entire court

The Contractor will install weep holes as needed for drainage.

The Contractor will apply pitch and foul lines in accordance with bocce ball regulations.

### **EQUIPMENT**

The Contractor will supply and install a scoreboard next to the new bocce ball court.

The Contractor will supply and install one wooden ball holders at one end of the court.

The Contractor will supply the customer with a set of regulation bocce balls.

Set comes with:

•8 Official Size Phenolic Plastic Bocce Balls 107mm (4.25" dia)

•1 white Pallina 50mm (2" dia)

•1 Nylon ball bag

Contractor will Provide (1) lute for raking surface

### **FEE**

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of:

**\*\*\*\*SEVENTEEN THOUSAND NINE HUNDRED DOLLARS (\$ 17,900.00)\*\*\*\***

Oyster Shell is maintenance free and has no drying time meaning you can play immediately after it rains. High end surface



7011 Wilson Rd.  
WPB FL 33413  
561-964-2001, Fax: 561-964-5009  
[www.sportsurfaces.com](http://www.sportsurfaces.com)

February 27<sup>th</sup> 2025

#### **CUSTOMER**

Conquistador  
1800 SE St. Lucie Blvd.  
Stuart FL 34996

#### **CONCRETE**

Court Size: 10' x 60'

The Customer will provide HOA approval and septic tank/well location if applicable.  
The Customer will provide stable access to construction site. A minimum of 20' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply.

The Contractor will excavate grass. Tree/stump removal not included.

The Customer will remove existing sprinkler lines and cap off.

The Contractor will remove sod and dispose off site.

The Contractor will form and pour 600 square feet of 3500 psi fiber mesh reinforced concrete bocce ball court base.

#### **SURFACING OF SYNTHETIC GRASS BOCCE BALL COURT(S)**

The Contractor will install a 4"x 6" #1 grade pressure treated pine border around the perimeter of court as bumper system.  
The Contractor will install next generation synthetic grass with 5mm foam rubber backing over entire surface.

The Contractor will apply pitch lines and center line on the court border.

The Contractor will install sand infill as needed to synthetic turf.

#### **EQUIPMENT**

The Contractor will supply and install a scoreboard next to the new bocce ball court.

The Contractor will install a wooden ball holder at both ends of the bocce ball court.

The Contractor will supply the customer with a set of regulation bocce balls.

*Set comes with:*

•8 Official Size Phenolic Plastic Bocce Balls 107mm (4.25" dia)

•1 white Pallina 50mm (2" dia)

#### **FEE**

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of  
**\*\*\* TWENTY FOUR THOUSAND NINE HUNDRED DOLLARS (\$ 24,900.00)\*\*\***

Synthetic Grass Surface as minimal maintenance and quick drying time



7011 Wilson Rd.  
WPB FL 33413  
561-964-2001 Fax: 561-964-5009  
[www.sportsurfaces.com](http://www.sportsurfaces.com)

February 27<sup>th</sup> 2025

**CUSTOMER**

Conquistador  
1800 SE St. Lucie Blvd.  
Stuart FL 34996

**OPTIONAL – PLEASE INITIAL TO ORDER**

**Permits – Concrete/Turf Bocce Court Only:** The Contractor will pull permit and bill all permit and runner fees to customer. Surveys and engineering documents/wind load calculations provided by customer or charged as an additional cost to Customer if ordered through Sport Surfaces LLC.

Approximate Permit Cost: \$ 1,100.00

Permits provided by customer \_\_\_\_\_ Permit provided by Sport Surfaces \_\_\_\_\_

**Access:** The Contractor will remove approximately 25' of fencing to gain access to construction site and install new 25' x 6' high chain link fencing with (1) standard size gate. ADD \$ 2,900.00

If fencing is not removed by customer or Sport Surfaces, bocce court excavation, rock installation, surface installation has to be done through manual labor without machinery/equipment. ADD \$ 7,900.00 to each quote above.

**SOD:** The Contractor will replace sod around perimeter of court with St. Augustine Grass ADD \$ 650.00/pallet \_\_\_\_\_

**Additional Rock Base:** The Contractor will raise area if below water level with additional rock base at \$ 1,200.00/load \_\_\_\_\_

**PROVISIONS**

The Customer agrees to pay a 50% due upon acceptance of proposal

The Customer agrees to pay a 30% due upon commencement

The Customer agrees to a pay balance upon completion of the above-proposed work.

**GUARANTEE**

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

**TERMS & CONDITIONS**

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

Respectfully submitted by:

*Sandra Kasper* – Director of Sales - Sport Surfaces

Proposal accepted by: \_\_\_\_\_ Date: \_\_\_\_\_