

CONQUISTADOR CONDO V ASSOC INC
BUILDING MEETING
THURSDAY, MARCH 27, 2025 @3:00PM
BUILDING V LIBRARY, THIRD FLOOR

The meeting was called to order by President Charles Encarnation at 3:03 PM.

A quorum was not present, so Charles Encarnation declared this an informational meeting. No voting will take place.

Treasurer's Report: Diane Encarnation Reported:

\$141,000 Total Reserves Funds
\$ 24,500 Insurance Reserves
\$ 19,000 Non SIRS Reserves
\$ 97,000 SIRS Reserves

At the end of February we were to the good of \$1,200. Our budget is "Fully Funded". When costs occur, we should have funds to cover the preponderance of the costs.

LRA 1 – Laura Ronayne, our representative to LRA 1 committee reported:

Bids are being requested for a drainage system for the back yard because it floods during heavy rains;
A cement pad was painted between building 2 and the pool. Looking into the table, chairs and umbrella;
The pad for the barbecue has been enlarged;
Cement repairs were made to prevent falls.
Pool fencing is being discussed as to painting or replacement.

Committee Reports

Social committee: Diane Encarnation reported:

We will have another pool Party of April 7th;
CHA End of Season Party will be April 9th.

Landscaping Committee: Diane Encarnation reported:

Sometime in the beginning of April we will decorate the atrium for Easter;
New potted plants have been added in the atrium;
A new fountain has been installed.

President's Report: Charles Encarnation reported:

A new hot water heater was installed on west side of building on 03/20 for \$3,120;
Electrical cost for the connection of the hot water tank was \$677. Both hot water heaters were wired into the system;
The air conditioner in the elevator was replaced for \$300;
Replaced the light fixture outside of unit 107;
One panel of the screening in atrium roof was replaced \$225;
Safety railing on the roof was installed and edging around the whole roof replaced total payment was \$7,400;
Cement was replaced in the front, as needed, at a cost of \$4,206.
Total costs were approximately \$15,000 covered by our reserves.

CHA Representative Report: Charles Encarnation, our CHA representative reported:

New street lighting project will begin starting December, 2025;
Front entrance plantings have been redone;
Blue Stream Fiber will be our new WiFi/Streaming company, installation will start this summer for completion by February 2026. This 10 year contract price per month will be less than we are currently paying. We also have been given a premium of \$500 per unit to be put into the CHA budget for future costs. All needed equipment will be supplied. Our internet speed will go from 50 to 1000mbs, this will increase as needed, every 2 years.

Old Business: Charles Encarnation reported:

Atrium painting is in the planning stage as to what will be done and the color(s) to be used. Two bids are being requested from:

B Royalty Painting
Just in Time Painting
Tobias Painting

1 for the texture 111 walls and doors;
1 for the stucco.

New Business: Charles Encarnation reported:

Our driveway needs to be seal coated and stripped by the end of 2026 per our SIRS study. There will be a vote included in our annual meeting notice from Voteegrity to add a loading zone to the front. This would be the first parking spot on the right side of the entrance. All assigned parking on the right side would move down one spot with the last moving around the corner, using a present guest spot.
CHA BOD approval of truck parking has been brought up again. The CHA BOD will vote next month on the possibility of moving forward with asking the membership to approve truck parking. Charles Encarnation asked if our unit owners want this to proceed. The majority (11 no to 3 yes) of those who responded want Charles Encarnation, as our representative, to vote no on this.

CHA BOD has passed that violations to our bylaws reported to our Manager must include the name of the person reporting the violation. Reports may not be anonymous. Violations will be researched by the Manager, and if warranted will be brought up at a CHA meeting.

CHA BOD is considering the possibility of adding a Bocce court next to the shuffle board. This is not yet finalized as to type and costs. Charles Encarnation would like our input on this addition.

CHA BOD is considering revising the homes' hedge height, and Saturday working hours restriction. There was discussion on the cleaning of the mansards outside of some of the units. There being no further questions or business, the meeting was adjourned at 4:20 PM.

Charles Encarnation

Charles Encarnation, President

Janet Campbell

Janet Campbell, Secretary