

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, May 13, 2025

MEMBERS PRESENT:

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

OTHERS:

Bonnie Guenther, Manager
Others in attendance,
Zoom attendees:
Janet Campbell
Gigi Croom
Cathy Schappert
Brenda Cavallo
Pati Kelvasa
Doug Rose
William Cloud
Karen Thomas
Anne & Ralph Allbee

The Executive Committee Meeting with Zoom was called to order at 9:31 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 April 8, 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. Blue Steam Contract: Renee Drentkiewicz reported that the contract has been signed and the work is projected to begin in the Fall. Joe Endress made a motion to move this forward to the Board of Directors for informational purposes. It was seconded by Martha Gorton and passed unanimously.

2. Truck Rules: Renee Drentkiewicz (see attached handout)

Renee shared that our lawyer reviewed the suggested rules and recommended that #5 and #10 be looked at more closely or removed. After a brief discussion, the Executive Committee recommended removing the second sentence in #5 and remove all of #10.

Joe Endress made a motion to move this forward with the recommendations to the Board of Directors next week for their input. It was seconded by Martha Gorton. It passed unanimously.

New Business:

1. **CHA Colorbook:** Renee Drentkiewicz shared that this is now on the CHA website with details about accepted colors for homes and condos, members who served on the committee, and other useful information.

2. **Bollard Lighting Project:** Bonnie Guenther (see attached)

A brief discussion occurred concerning placements of possible plantings, the monthly cost of the lighting, and the purpose of making this area (dock side) more clear that it is private property.

Joe Endress made a motion to move this forward to next week's BOD meeting for discussion. Seconded by Jan Barnes; motion passed.

Comments on Agenda items:

John Calabro, homes: John suggested that there be a brief explanation at the bottom of the truck rules describing how these rules will be reminding people that condos can vote separately to be more restrictive. He also asked if an estimate for the front gates be pursued. Renee thanked him.

Donna Cass, Building 4-305: She questioned #5 on the proposed truck rules and suggested it be removed so as to allow fifth wheel attachments. Renee thanked her.

Rick Cass, Building 4-395: Rick commented on dual rear wheels, as well as that some fifth wheels on trucks are visible. He also shared that, in his opinion, the proposed Bollard lighting is too expensive. Renee thanked him.

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 10:05 am.

Jan Barnes

Jan Barnes, Secretary

Renee Drentkiewicz

Renee Drentkiewicz, President

5/13/25 Executive Committee Meeting Sign In

[illegible]

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING

Tuesday, May 13, 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:

Blue Stream Contract – Renee Drentkiewicz

Truck Rules – Renee Drentkiewicz

New BUSINESS:

CHA Colorbook – Renee Drentkiewicz

Bollard Lighting Project – Bonnie Guenther

Discussion Item:

COMMENTS on agenda items:

POSTED: 5/8/25

ZOOM LINK:

When: May 13, 2025 09:30 AM Eastern Time (US and Canada)

Register in advance for this meeting:

https://us06web.zoom.us/meeting/register/a6_01ETFQhGqM2UU-uXShw

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

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
APRIL 2025

FINANCIAL ANALYSIS:

Overall, April was an excellent month. We did, however, have some expenses that should be noted.

In General Common Areas, Other Expenses, we made the deposit for the Holiday Lighting. This amounted to \$2,887. The remainder is due at the end of the year. In Clubhouse, Other Expenses, the expense for the television in the Ballroom amounted to \$1,209. Additionally, we paid the deposit of \$1,700 for the work that needs to be done on the pavilion fence. In General Area, Legal Services, legal advice on the Chattel-Shipping letter and the pickup truck language amounted to \$1,471.

Other than those expenses, the month ended with a positive balance of \$3,875

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF APRIL 30, 2025)

\$231,422.83	SouthState Bank Checking Account
\$495,072.95	SouthState Bank Money Market Account
<u>\$275,002.56</u>	Synovus Business CD
\$1,001,498.34	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
MAR/APR 2024	1,539,000	1,342,944	196,056	12.7
MAR/APR 2025	1,589,500	1,365,068	224,432	14.2

Manager's Report
Executive Committee Meeting
May 13, 2025

- The compressor was replaced on the north side Cardroom AC which is under a parts warranty. The maintenance AC was also serviced.
- The quarterly maintenance was done on the Fitness Room equipment.
- Two 6' composite benches have been ordered for the tennis court pavilion.
- A contract was signed with Sunshine Land Design to map and service all common area stormwater drains on property to ensure optimal drainage during rainy and hurricane seasons and make any needed drainage upgrades or repairs .
- I am bidding remote read water meters to: 1) Reduce lost revenue due to discrepancies between water/sewer billed to homes and condos and water/sewer billed to Conquistador by the City of Stuart; 2) Reduce labor costs involved with reading meters; 3) Increase accuracy of meter readings as old meters are not accurate; and 4) Monitor meters for signs of leaks on property. The replacement of these meters would begin with the largest meters and the oldest meters which are the 2" condo meters.
- The initial documents have been sent to the accounting firm who will be doing an audit for the tax year 2024. This will take several months to complete.
- The dock gate is still scheduled to be installed before summer.
- **Condo Boards:** Please have vendors supply certificates of insurance including workers compensation and naming at least your building and Conquistador HOA, preferably Conquistador HOA and Condos I-XII, as additionally insured **before** the start of any work. Insurance should not be an afterthought. It is protection that is needed **before** a contractor steps onto property. Additionally, a vendor check will not be issued unless the proper insurance documents are on file. Also, do not listen to them if they say they have worked on property before, and that the office already has their information. **This is false. Treat them as a new vendor.** The documents needed can be provided by their insurance company very easily.
- **Condo Boards:** Make sure that you are supplying the office with copies of all meeting agendas and minutes. Make sure the minutes are signed by the bldg. president and secretary. I prefer they are sent as Word or pdf documents so they can easily be uploaded onto your condo webpage on Conquistadorliving.com.

CONQUISTADOR PROPOSED PICKUP TRUCK RULES AND REGULATIONS 2025

1. RESIDENT PICKUP TRUCKS ARE FOR PRIVATE USE ONLY, NOT FOR BUSINESS. NO COMMERCIAL VEHICLES ALLOWED. COMMERCIAL DISPLAYS, LOGOS, OR ADVERTISING ARE NOT PERMITTED ON RESIDENT VEHICLES.
2. VEHICLE LENGTH NOT TO EXCEED 240", WIDTH NOT TO EXCEED 82", AND HEIGHT NOT TO EXCEED 84". NO MODIFICATIONS THAT INCREASE THE LENGTH, WIDTH, HEIGHT, OR GROUND CLEARANCE ARE ALLOWED.
3. BED COVERS, TONNEAU COVERS, ONLY INSTALLED TOOLBOXES ARE ALLOWED.
4. CAMPER SHELLS ARE NOT ALLOWED.
5. NO EXPOSED FIFTH WHEEL ATTACHMENTS ARE ALLOWED. IN ADDITION, REMOVEABLE TOW HITCHES MUST BE REMOVED FROM VEHICLES WHEN PARKED.
6. NO DUAL REAR WHEELS ARE ALLOWED. NO WHEELS OR TIRES LARGER THAN THOSE AVAILABLE ON THE MANUFACTURER'S PRICE LIST OR ORDER SPECIFICATION ARE ALLOWED.
7. NO DIESEL ENGINES ALLOWED.
8. NO MODIFICATIONS OF EXHAUST SYSTEMS OR ANY OTHER COMPONENTS THAT INCREASE NOISE EMISSIONS ARE ALLOWED.
9. ONLY FACTORY ISSUED STANDARD SIZE MIRRORS ARE ALLOWED.
10. OPEN BED PICKUP TRUCKS WITH GOODS OR PACKAGING MUST BE LOADED AND UNLOADED WITHIN A 24-HOUR PERIOD.

FPL Bollard Lighting Project

In considering lighting for the property on the west side of St Lucie Blvd, the Lighting Committee also considered lighting for the property on the east side of St Lucie Blvd. Initially, the same lighting that will be used on the west side of property was considered, but the Committee determined that it would produce too much light for that area. We have star watchers and residents who watch launches, and that lighting would interrupt those activities. Therefore, alternative lighting fixtures were examined, and the Committee decided upon concrete bollard lights. See attached.

Bollard light specifications:

- Made of black concrete
- 71" in length, 30" of which is buried underground so 41" is above ground
- 3000K which is a warmer, more yellowish light
- 40 Watts
- Have a light radius of about 40"

With the help of FPL, a photometric drawing was done of the bollard placement. See attached. The optimal number of bollard lights was 12 with 8 of which along St Lucie Blvd and 4 along the walkway to the dock.

The bollard lighting along St Lucie Blvd would create a much-needed border along the easement to distinguish between county land and Conquistador land. Currently, vehicles pull onto our property probably unaware that the land belongs to Conquistador. In addition, people from surrounding areas wander onto the Plaza land and usually end up on the dock. Plantings such as pink Muhly grass between and around the bollards and the bollards themselves would create a natural border which would deter the public from coming onto Conquistador land.

Bollard Lighting Costs:

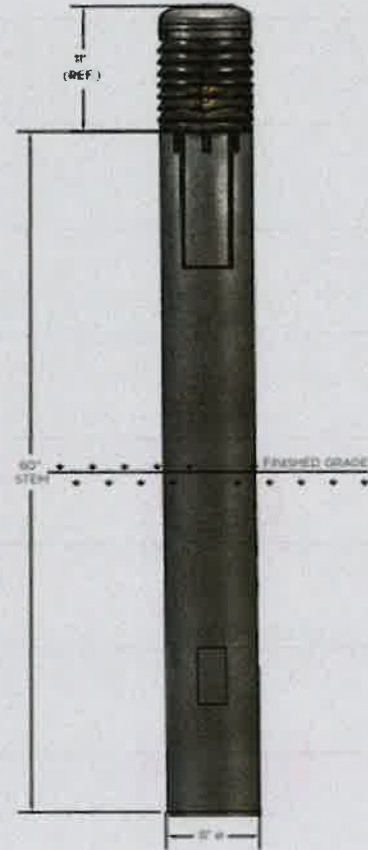
- Initial buy in cost to FPL \$8443.86
- Monthly cost \$517.07 which is \$1.51 per resident per month

The Lighting Committee voted unanimously at the 4/29 meeting to move forward with the FPL Bollard Lighting project.

STRESSCRETE LIGHTED BOLLARD



Standard Walkway LED Bollard



KLCS Concrete Lighted Bollard
(Park Walkway Rendering)

Bollard Specifications:

- » **IES Class:** Type V
- » **Wattage:** 40W
- » **Lumen Output:** 475 Lumens
- » **BUG Rating:** B0-U1-G0
- » **CCT:** 3000K
- » **Control:** Integrated Photocell for Dusk to Dawn On/Off Functionality
- » **Concrete Color:** Eclipse Black (Light Etch)
- » **Coating:** Black Tint Acrylic

☐ INACCESSIBLE ☒ 13 KV ☐ FUTURE 23 KV ☐ 23 KV ☐ SALT SPRAY



LEGEND	
	New 17" Hand - Hole
	New 24" Hand - Hole
	Existing Hand - Hole
	New Street Light Concrete Pole
	Existing UG PVC & Cable
	New UG PVC & Cable
	Existing Padmount Transformer

FEEDER: MONTEREY (08334)

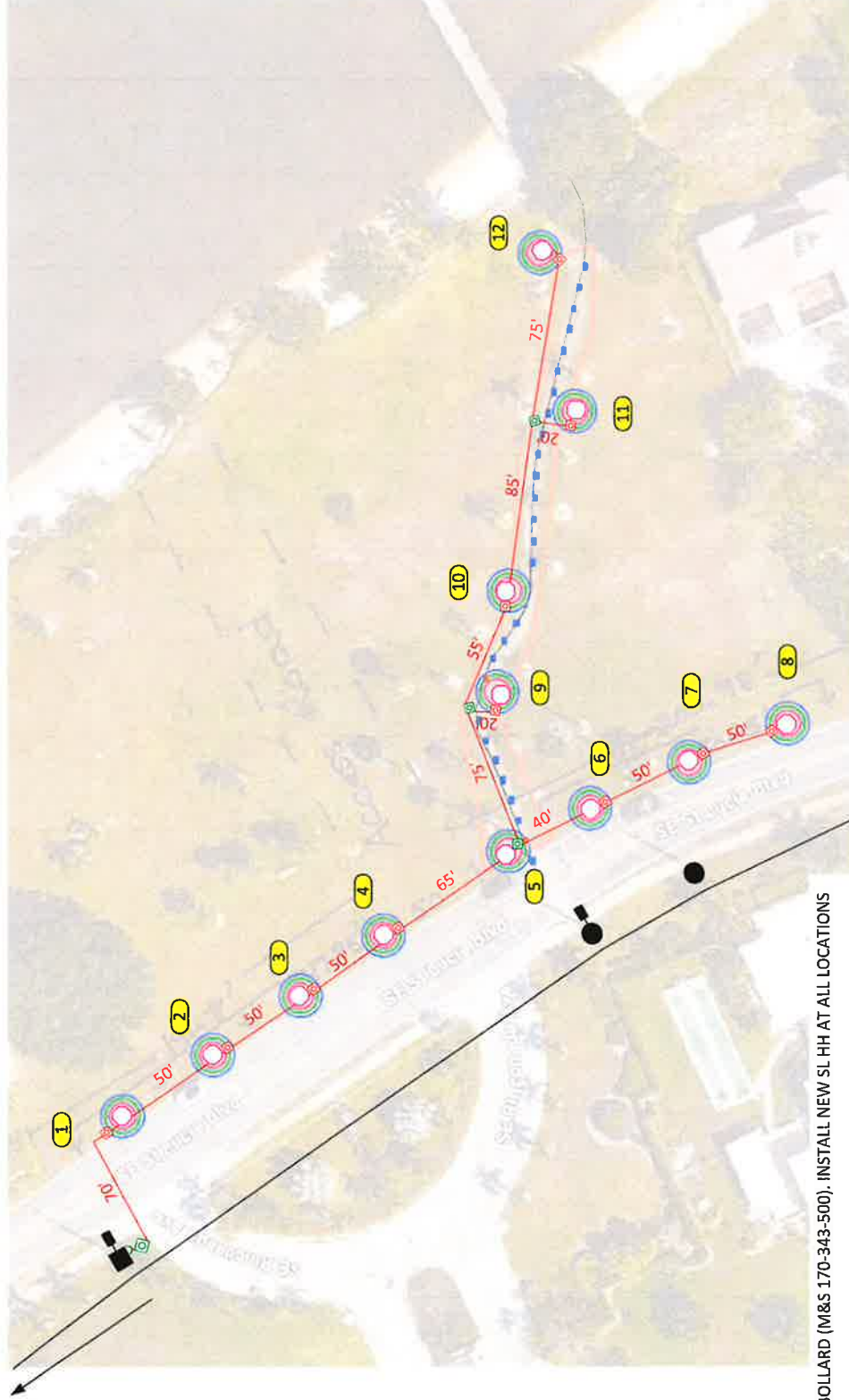
PERMIT WILL BE REQUIRED

Installation Product Summary			
Symbol	Description	Watts	Quantity
	Bollard (M&S 170-343-500)	n/a	12

AS-BUILT CREW PRINT		DATE		DATE		DATE		DATE	
ESSENTIALS	Yes	Survey/Scale?	Yes	Work with SMO/Tes	<input type="checkbox"/>	Work with SMO/Tes	<input type="checkbox"/>	Work with SMO/Tes	<input type="checkbox"/>
Tree Work?	Yes	Design/Scale?	Yes	CT/Special Mt?	Yes	CT/Special Mt?	Yes	CT/Special Mt?	Yes
City	WMD	County Rd.	County Air	State Road	FAA	State Road	FAA	State Road	FAA
Request Tel. Co. 547 Poles?	Yes	RR Mile	DR. Duct.	Transm.	Yes	Transm.	Yes	Transm.	Yes
Request Tel. Co. Transfer?	Yes	RR Mile	DR. Duct.	Transm.	Yes	Transm.	Yes	Transm.	Yes
Request CMT Transfer?	Yes	RR Mile	DR. Duct.	Transm.	Yes	Transm.	Yes	Transm.	Yes
POLE LINE FEET	0'	DUCT BANK FT.	0'	DUCT BANK FT.	0'	DUCT BANK FT.	0'	DUCT BANK FT.	0'
POLE LINE FT. ON TRANSFER POLES	0'	TRANSF. FT.	0'	TRANSF. FT.	0'	TRANSF. FT.	0'	TRANSF. FT.	0'
Map Posting?	Yes	Map Posting?	Yes	Map Posting?	Yes	Map Posting?	Yes	Map Posting?	Yes
TLN/LDS MODEL No.	-	TLN/LDS MODEL No.	-	TLN/LDS MODEL No.	-	TLN/LDS MODEL No.	-	TLN/LDS MODEL No.	-
AS-BUILT COPY		CONQUISTADOR HOA INC		INS (12) BOLLARDS		1800 SE ST LUCIE BLVD		DATE: 04/07/25	
DESIGNED BY: NICHOLAS A. HERNANDEZ		CHECK BY: NAH		DWG No. 1 OF 2		S.R. #		E	
Rural Location Sec. #		TWP. #		PRI Map No.		MAP#		M/A	
SCALE: N.T.S.		WR		###		###		###	

6-7157-4629-0-6

9



CONSTRUCTION NOTES:

CONSTRUCTION NOTES:
LOC 1 - 12: FPL TO INSTALL (1) BOLLARD (M&S 170-343-500). INSTALL NEW SLHH AT ALL LOCATIONS

- FPL TO INSTALL #6DPX AT ALL LOCATIONS UNLESS OTHERWISE NOTED
- FPL TO INSTALL ALL CONDUIT AND HHS
- BORING TO BE PERFORMED AT ALL LOCATIONS
- PERMITTING WILL BE REQUIRED

-CHECK VOLTAGE – CONVERT 480V TO 120V OR 240V* ON 480V CIRCUITS, CHANGE THE RELAY PRIOR TO INSTALLING THE LIGHTS. VERIFY THE SOURCE AND AMOUNT OF LIGHTS ON THAT RELAY. CONTACT THE FPL PL TO ASSIST WITH THIS PROCESS.

-CUSTOMER TO CONTACT FPL PL AND COORDINATE STAKING OF ALL LOCATIONS PRIOR LED INSTALLATIONS. CUSTOMER IS RESPONSIBLE FOR ANY RESTORATION REQUIRED.

FILLED REPRESENTATIVE: MAX IVEY

AS-BUILT CREW PRINT										AS-BUILT COPY									
PLC/MAN'S SIGNATURE					DATE					SHEET					SHEET NO.				
EXAMINER? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tree Work? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Requested Tel Co. Set Poles? Yes <input type="checkbox"/> No <input type="checkbox"/> Requested Tel Co. Transfer? Yes <input type="checkbox"/> No <input type="checkbox"/> Requested C&T Transfer? Yes <input type="checkbox"/> No <input type="checkbox"/> POLE LINE FEET 0'										DESIGNED BY: NICHOLAS A. HERNANDEZ Date: 04/07/25 DRAWN BY: NAH Check by: DWG No. 2 OF 2 Rural Location Sec. ## TWP. ## S.R. ## E.									
COUNTY R.D. County Air Transtr. F&A RR Xing Dlt Dist.										SCALE: N.T.S. St. Lt. MAP No. Pri Map No. MAP# WR ##### M/A #####									
POLY LINE FT. ON TRANS. POLES 0'										TRENCH FT. 0'									
TUN/DL NO. MODEL No.										Map Posting? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>									

