

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**Tuesday, June 17, 2025**

**MEMBERS PRESENT:**

Jim Kurtz, (Via phone) Bldg. 1  
Bill Cloud, Bldg. 2  
Marge Absent), Bldg. 3  
Rick Cass, Bldg. 4  
Laura Ronayne, Bldg. 5  
Renee Drentkiewicz, Bldg. 6  
Patricia Kelvasa, Bldg. 7  
Martha Gorton, Bldg. 8  
Donna Sikora, Bldg. 9  
Jan Barnes, Bldg. 10  
Deborah Pavlic, (Via phone) Bldg.  
11  
Ken Andorfer, Bldg. 12  
Joe Endress, Homes 1  
John Calabro, Homes 2  
Jay Warford, Homes 3

**OTHERS:**

Bonnie Guenther, Manager

Zoom was unavailable.

The Special Board of Directors meeting was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted.

**New Business:**

**Violation — 1812 SE Camino Real Ave**

On August 19, 2024, the Architectural Control Board approved the installation of two surround panels to be installed on the north side of the house. Recently, the owner added another surround panel in the front (east) side connected perpendicularly to the approved panels. He was contacted via e mail in which he was asked to submit another Architectural Review application. Another application was not submitted, and no response was received. On May 29, 2025, a violation letter was sent to the owner via e mail. No response to the violation was received within the obligatory 14 day waiting period. The Board of Directors is being asked to assess a fine of \$50 to the owner for this violation. If the fine is assessed, the matter will be forwarded on to the Fining Committee for their enforcement or denial.

**Comments:**

Jim Kurtz made a motion to move this violation forward to the Fining Committee. The motion was seconded by Deborah Pavlic.

A roll call vote was taken. 12 yeses; 1 no (Rick Cass, Building 4); 1 abstain (Ken Andorfer, Building 12). Motion passed. The issue will be forwarded to the Fining Committee.

There being no further business at this time, a motion was made by Rick Cass and seconded by Jan Barnes to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:45 am.

*Jan Barnes*

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Jan Barnes, Secretary

*Renee Drentkiewicz*

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Renee Drentkiewicz, President

[illegible]

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**

**SPECIAL MEETING OF THE  
BOARD OF DIRECTORS**

Tuesday, June 17, 2025

**9:30 A.M.**

**AGENDA**

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

NEW BUSINESS:

Violation – 1812 SE Camini Real Ave

COMMENTS on agenda items:

POSTED: 6/13/25

**ZOOM LINK:**

**When: Jun 17, 2025 09:30 AM Eastern Time (US and Canada)**

**Register in advance for this meeting:**

**<https://us06web.zoom.us/meeting/register/wEa1AZBUT06yENMmk7XkSg>**

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

# Conquistador

## Homeowners' Association, Inc.

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May 29, 2025

Edward Henry  
1812 SE Camino Real Ave  
Stuart, FL 34996

CC: Conquistador HOA Executive Committee

Dear Mr. Henry,

It has come to the attention of Conquistador Homeowners' Association, Inc. (CHA) that a violation of our Conquistador Declaration of Covenants and Restrictions and Rules and Regulations has occurred. This letter constitutes the first formal notice of the violation.

The surround panels that were approved by the Architectural Control Board on 8/18/24 have been moved from their approved location. See attached picture.

Page 8-9 Article VIII of the Conquistador Declaration of Covenants and Restrictions states:

*Except as installed by the initial Developer herein, no building, fence, wall or other structure shall be commenced, erected or maintained upon the Project Properties, nor shall any exterior addition to or Change (including change of external paint, paneling and the like) or alterative therein be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors, location and other material attributes of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Board described below.*

In addition, page 28-29 Section VII G. of the Conquistador Rules and Regulations states:

*Except as installed by the initial Developer, no building, fence, wall, or other structure shall be commenced, erected, or maintained upon the property, nor shall any exterior addition to or change (including change of exterior paint, paneling, and the like), or alterative therein be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors, location, and other material attributes of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Board.*

Per page 4 Section II.B.1.b.(I) of the Conquistador Rules and Regulations, if you feel you have been wrongly or unjustly charged with this violation, within fourteen days after receipt of this notification, you may submit, in writing, a protest to the CHA Board of Directors stating the reasons your Board feels you have not committed the violation. In that case, every effort will be made by the CHA Board of

# Conquistador

Homeowners' Association, Inc.

Directors to resolve the matter with your Board. Per Section II.B.1.b.(II) on page 4, should no protest be filed, the allegations in this notice of violation shall be considered true and taken as if confessed, and the fining process will begin according to Section II.1.b.(III)-(V) on page 4, Section II.B.2 on page 5, and Section II.B.3 on page 5.

Contact me if you have any questions or concerns about this matter.

Sincerely,



Bonnie Guenther, LCAM

Property Manager

Office: 772-283-2363 Ext 101

E mail: [manager@conquistadorliving.com](mailto:manager@conquistadorliving.com)





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## Henry Lot# 28 Privacy panels

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**From** Bonnie Guenther <manager@conquistadorliving.com>

**Date** Fri 5/9/2025 4:28 PM

**To** ed henry <captedhenry@gmail.com>

**Cc** Bonnie Guenther <manager@conquistadorliving.com>; jendress49@gmail.com <jendress49@gmail.com>; marthagorton@outlook.com <marthagorton@outlook.com>; rdrent3@gmail.com <rdrent3@gmail.com>; jcbarnes22@gmail.com <jcbarnes22@gmail.com>

 2 attachments (368 KB)

Application for Architectural Review - Fillable.pdf; Henry 1812 SE Camino Real Ave Approved ARC Application - Surround panels 8-18-24.pdf;

Hi, Ed,

The approved placement of your privacy panels is included in the attached approved Architectural Review application. Since the placement of the panels has changed, a new ARC application needs to be submitted. Please complete the application and move the panels back to their approved location until a new request can be approved.

Thank you-

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)

Received 8/14/24  
BG

# Conquistador

## APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.  
1800 SE St. Lucie Blvd., Clubhouse  
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR  
EMAIL APPLICATION TO  
ARCHITECTURAL  
REVIEW COMMITTEE**

Name of Homeowner / Applicant: EDWARD HENRY  
Project Property Address: 1812 SE CAMINO REAL AVE STUART, FL 34596  
Phone: 772-285-8414 Email: CAPTEOHENRY@GMAIL.COM

Is this a resubmittal? Yes ☐ No ☒ Is this an emergency requiring expedited handling? Yes ☐ No ☐

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

Addition / Alteration	Generator	Propane Tank
Decorative Shutters	Hurricane Shutters	Roof
Driveway	Lamp Post / Fixture	Screen Room / Enclosure
Exterior Door	Mailbox/Mailbox Post Color	Siding / Stucco
Fences <u>PRIVACY PANELS</u>	Paint*	Soffits / Facia
Garage Door	Patio / Deck	Water Features
Garage Screen Door	Pool / Spa Equipment	Window Replacement
Solar - Hot Water	Solar - Pool Heating	Solar - Photovoltaic

\* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Trim Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Garage Door Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Front Door Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_  
Other: \_\_\_\_\_ Manufacturer: \_\_\_\_\_

Please check and attach appropriate items as necessary:

Initial Plan(s) Specification(s) NEXT PAGE Revised Plan(s) / Specification(s)  
Drainage Surface Water Plan \_\_\_\_\_ Grading Plan \_\_\_\_\_  
Color Sample(s) \_\_\_\_\_ Texture Sample(s) \_\_\_\_\_

\* Self install



Additional Information:

*\*surround<sup>RD</sup>*  
SEEKING PERMISSION TO INSTALL ~~RAILWAY~~ PANELS  
TO HIDE MY GARBAGE CANS FROM ROADSIDE VIEW. PANELS  
ARE CONSTRUCTED OF WHITE VINYL, DIMENSIONS 36" WIDE  
45" TALL, SLATED FOR VENTILATIONS

Anticipated Commencement Date: ASAP Anticipated Completion Date: UPON ACCEPTANCE

**By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:**

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature:

*Edward [Signature]*

Date:

8/14/24

**Conquistador Homeowners' Association, Inc. Use Only**

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date:

8/18/24

By:

*Renee Drenth [Signature]*

Recommended by ARC with Conditions Date:

By:

Not Recommended by ARC

Date:

By:

Explanation(s) / Comment(s)

Date Received by Architectural Control Board (ACB)

Approved by ACB

Date:

8/19/24

By:

*Renee Drenth [Signature]*

Approved by ACB with Conditions

Date:

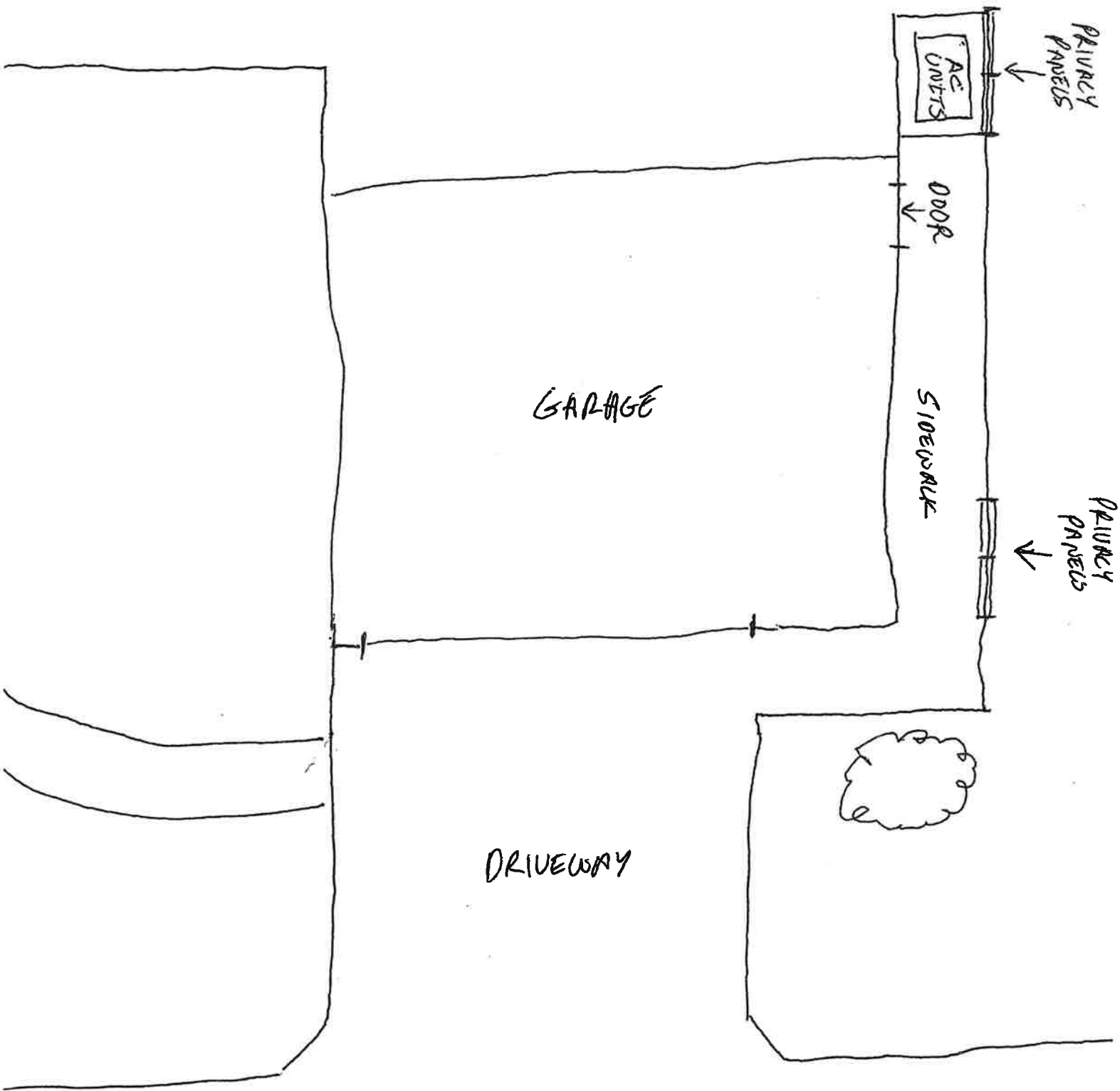
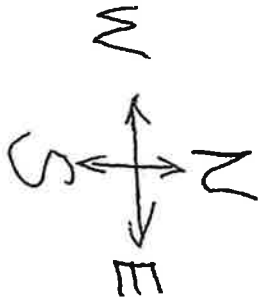
By:

Disapproved by ACB

Date:

By:

Explanation(s) / Comment(s)



CAMINO REAL AVE