

CONQUISTADOR BUILDING 2
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 19, 2025 – 11AM

PRESIDENT WILLIAM “BILL” CLOUD

The Board of Directors Meeting was called to order at 11am. Bill opened the meeting by welcoming everyone to the 2025 Quarterly Meeting.

Gigi Croom, Secretary, made a motion to waive the reading of the minutes from the last meeting, which was seconded by Martha Schneider, Treasurer. All in favor.

COMMITTEE REPORTS:

Treasurers Report:

Martha Schneider, Treasurer, reported the following:

- All unit owners have paid their maintenance fee for July.
- The transfer in the amount of \$6,986 was made from checking to money market to fund the Insurance and Reserve accounts.
- A total of \$450 is being deposited from the use of our laundry facilities.

OLD BUSINESS

Bill Cloud, Board President:

Thanked those residents who have worked so hard in coming together to perform maintenance and upgrades to our building. The completed and ongoing repairs and maintenance of Building 2 during the last 8 months were as follows:

- Atrium interior walls have been painted.
- Atrium floors have been painted.
- New lighting was installed in the atrium.
- New furniture was purchased for the atrium.
- Glass front doors have been installed and the frame was painted.
- New keys were made for the glass front door. The keys were hand delivered to all current full-time residents. All other residents may see Bill upon their return this season to pick up their new keys (2 keys per unit).
- New American flag for front door was donated by Mary and Chuck Johnson.
- Walkway entrance cracks have been repaired.
- Parking lot at west end was repaired and Building 3 split the cost with us.
- Slab by the pool has been repaired and painted along with placing new furniture and umbrella.

CONQUISTADOR BUILDING 2
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 19, 2025 – 11AM

- Unit 204 - Sheetrock has been replaced in the a/c closet and painted due to damage from a clogged overflow drain causing mold.
- Boat dock security gate has been installed – due to the continued efforts of Bill Cloud to have a security gate installed to limit our liability of non-residents using our dock.

NEW BUSINESS/UNFINISHED BUSINESS

The projects that are planned in the coming months:

- Due to the aforementioned a/c clog issue, we are looking into bulk pricing for individual household A/C Drain Line Cleaner Systems. Your individual cost will be between \$60 and \$85 depending on bulk pricing. An email was sent to all residents on August 8 detailing the product. You may choose to opt-out, however, if you decide to install one at a later date, you will not receive the bulk rate discount. To date, 15 units/residents have responded and asked to be added to the list of recipients. The units that have not responded are: 106,108,201,202,204,301,303,304, and 305. If you have not yet asked to be put on the list, please do so as soon as possible.
- Entrance walkway will be sealed and painted as soon as the weather cools a bit.
- In the near future, you will receive an email regarding new lighting for the outside of the building. It will be an opinion vote with 3 light fixture options.
- Looking into other laundry companies for better, competitive pricing on washer/dryers leasing. Also, investigating options for placing wall protection behind the washing machines.
- Looking into the cost of cleaning the carpet in our common hallway areas. We previously had them cleaned by ChemClean, however, the stains reappeared. We are investigating other carpet cleaning companies that use a better stain removal system. This will be a Board decision as it pertains to maintenance.
- For those wishing to run for a Board position in Building 2, please be sure to submit a “Letter of Intent” to Gigi Croom for the position you would like to run no later than November 1st. Leo Calderson, the Vice President, has stepped down from his role on the Board, therefore, Gigi Croom, stepped up to assume the role of acting VP/Secretary until election time.

CONQUISTADOR BUILDING 2
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 19, 2025 – 11AM

- The current Board would like to remain in place with Edward Brennan seeking the Secretary position:
 - Bill Cloud will be rerunning for Board President
 - Gigi Croom will be running for Vice President
 - Martha Schneider will be rerunning for Treasurer
 - Edward Brennan will be running for Secretary
- Those wishing to run for a seat should be made aware of the 4-hour mandatory education course offered by Becker Associates. This course must be completed and passed after you are elected to office. You must provide Bonnie Guenther with your Certificate of Completion upon passing the course.
- With the advent of termite season, several residents have discovered termites in their units. Please be sure to check your unit for them (you will notice debris that resembles sawdust and possibly some small wings on your countertops). If you require termite remediation, please fill out the attached Truly Nolan Pest & Termite Control Request form and submit it to Bonnie Guenther. Your termite treatment is at no cost to you as it is covered in your monthly dues.
- Lynn Galvin will be heading up the committee to refresh our Atrium plants upon her return this season. If you are interested in participating, please contact Lynn.
- Please be sure to welcome our newest residents, John and Pam Miller, in Unit 102. Bruce and Sandra Seaton, Unit 204, will be moving and sold to Mike Fufidio. Mike will be closing on the unit on August 25th.

COMMENTS ON AGENDA ITEMS

Elaine Lottie asked about the new cable installation.

Bill Cloud explained: The fiber optics will be laid/installed soon which will replace AT&T and Direct TV services. There will be a meeting in the clubhouse with further information on how to connect to the new system. Also, in conjunction with the new fiber optics, your key fob for the front door of the Clubhouse will be automatically programmed to open the new gate at the boat dock. Bonnie Guenther will be sending out an email to keep you informed.

Unit owners present at the Board Meeting were Elaine Lotti and Darlene and John Herbert along with the Zoom participants, Lynn Galvin, MaryEllen Shevalier and Lisa Moran, thanked the Board for all they do in updating and maintaining our Building. Doug Rose was also a Zoom participant and did not have any comments to share.

CONQUISTADOR BUILDING 2
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 19, 2025 – 11AM

A motion was made by Gigi Croom to adjourn the meeting and seconded by Martha Schneider. Time 11:20am.



Gloria "Gigi" Croom, Secretary



William R. Cloud, President

Attachment: Truly Nolan Pest & Termite Control Request

**Truly Nolen Pest & Termite Control
Conquistador Service Request for
Pest Control/ Termite Services**

Date:

Name:

Contact Number:

Building Number:

Unit Number:

Type of Service: Pest Control **Termite Service**

Description of issue:
