

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
Tuesday, September 16, 2025

**MEMBERS PRESENT:**

Jim Kurtz, Bldg. 1 (zoom)  
Bill Cloud, Bldg. 2  
Marge Drury, Bldg. 3 (zoom)  
Rick Cass, Bldg. (Absent)  
Janet Campbell, Bldg. 5  
Renee Drentkiewicz, Bldg. 6  
Patricia Kelvasa, Bldg. 7 (zoom)  
Martha Gorton, Bldg. 8  
Donna Sikora, Bldg. 9  
Jan Barnes, Bldg. 10  
Deborah Pavlic, Bldg. 11  
Ken Andorfer, Bldg. 12 (absent)  
Joe Endress, Homes (absent)  
John Calabro, Homes 2 (zoom)  
Suzie Heimburger, Homes 3

**OTHERS:**

Bonnie Guenther, Manager  
Others in attendance (see attached)  
Zoom attendees:  
  
Pati Kelvasa  
Doug Rose  
Robert Luongo  
Anne Albee  
Margaret Dombkoski  
Karen Thomas

The Board of Directors' meeting with Zoom was called to order at 9:33 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Martha Gorton to approve the minutes of the Board meeting May 20, 2025. The motion was seconded by Suzie Heimburger, and the vote was unanimously approved.

**Treasurer's Report:** Read by Bonnie Guenther - See attached

**Manager's Report:** Bonnie Guenther—See attached

**Old Business:**

1. Bocce Ball Court: Renee Drentkiewicz shared the bids for the five comparison options. After a brief discussion, John Calabro made a motion to go ahead with the \$15,335.00 turf court and seconded by Deborah Pavlic. The motion passed 10-2. Suzie Heimburger (homes) and Janet Campbell (5-103) both voted no.

**New Business:**

1. Architectural Review Application and Guidelines: Renee Drentkiewicz presented an updated application. The intent is to streamline the process on the website. Suzie Heimburger made a motion to approve the amended Conquistador Architectural Review Application, the CHA Colorbook, and the Architectural Review Guidelines as modified on 9/16/25. It was seconded by Donna Sikora. It passed unanimously.

2. Building 12 Architectural painting discrepancy and timeline: Renee Drentkiewicz shared the history of Building 12's painting history and timeline. At the 5/20/25 BOD Meeting, the Board approved a 90 day grace period

for completion. Building 12 reports that they would like to have an extension to 01/31/26 to complete the required painting changes. Martha Gorton made a motion that we allow the extension and expect completion no later than date 01/31/26. Donna Sikora seconded. Motion passed unanimously.

**3. Meter Replacement:** Bonnie Guenther reported on her research. She recommends that we go with Avanti. Suzie Heimburger made a motion to move forward with the Avanti meters immediately as Bonnie described with 8 test meters installed before the rest of the project proceeds. Pati Kelvasa seconded. Motion passed unanimously. Bonnie thanked the Board for their faith in her decision.

**Comments on agenda items:**

\* Luanne Dwyer, 8-108: Luanne suggested that the “vinegar in AC drains” be advertised. Many condo reps responded that the flyer is already posted on their building bulletin boards.

\* Barbara Doherty, 9-203: Barbara questioned about the status of the sauna in the women’s bath house. Renee responded that “yes” that it is being updated and expected to be completed by the end of the week.

A motion was made by Martha Gorton and seconded by Donna Sikora to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:33 am.

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Jan Barnes

Renee Drentkiewicz

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Jan Barnes, Secretary

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Renee Drentkiewicz, President

9/16/25 Board of Directors Meeting Sign In

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**Tuesday, September 16, 2025**  
**9:30 A.M.**  
**AGENDA**

**PLEDGE OF ALLEGIANCE**  
**CALL TO ORDER**  
**ROLL CALL**  
**APPROVAL OF PREVIOUS MINUTES**

**COMMITTEE REPORTS:** Architectural Review Committee – Bonnie Guenther  
**TREASURER'S REPORT**  
**MANAGER'S REPORT**

**OLD BUSINESS:**

Bocce Ball Court – Renee Drentkiewicz

**NEW BUSINESS:**

Architectural Review Application & Guidelines – Renee Drentkiewicz  
Bldg. 12 ARC Painting Discrepancy & Timeline – Renee Drentkiewicz  
Meter Replacements – Bonnie Guenther

Discussion Item:

Comments on agenda items:

**POSTED: 9/11/25**

**ZOOM LINK:**

**Topic: CHA Board of Directors Meeting 9/16/25 9:30AM**

**Time: Sep 16, 2025 09:30 AM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/83434425822?pwd=R3p9atI7vLLmLtQrgaRXEUM73swaZt.1>**

**Meeting ID: 834 3442 5822**

**Passcode: 271201**

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**One tap mobile**

**+13052241968,,83434425822#,,,\*271201# US**

**+16469313860,,83434425822#,,,\*271201# US**

**Join instructions**

**<https://us06web.zoom.us/meetings/83434425822/invitations?signature=nxUABove3wBzeVm0oDERTz6CoRzrpqdmhOYXr2fm-94>**

## **BOD 9/16/25**

### **Architectural Review Applications**

1. 2-102 Miller; Slider replacement; Recommended for approval by the Architectural Review Committee (ARC) on 5/21/25 and approved by the Board of Directors (BOD) on 5/21/25
2. Bldg 4; Front, back, and trim painting; Recommended for approval by the Architectural Review Committee (ARC) on 6/18/25 and approved by the Board of Directors (BOD) on 6/18/25
3. 12-107 Trudel; AC replacement; Recommended for approval by the Architectural Review Committee (ARC) on 6/20/25 and approved by the Board of Directors (BOD) on 6/20/25
4. 8-303 Celatka; Window replacement; Recommended for approval by the Architectural Review Committee (ARC) on 6/23/25 and approved by the Board of Directors (BOD) on 6/23/25
5. Bldg 9; Trim & siding replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 7/2/25 and approved by the Board of Directors (BOD) on 7/2/25
6. Heimburer 1844 SE Granada Lane; Garage door rescreen; Recommended for approval by the Architectural Review Committee (ARC) on 7/9/25 and approved by the Board of Directors (BOD) on 7/9/25
7. 1-108 Baratta; Fixed & sliding door installation; Recommended for approval by the Architectural Review Committee (ARC) on 7/11/25 and approved by the Board of Directors (BOD) on 7/14/25
8. Henry 1812 SE Camino Real; Surround panel installation; Recommended for approval by the Architectural Review Committee (ARC) on 7/16/25 and approved by the Board of Directors (BOD) on 7/17/25; Approval of installation was acquired after installation.
9. Bldg 4; Back door painting; Recommended for approval by the Architectural Review Committee (ARC) on 8/4/25 and approved by the Board of Directors (BOD) on 8/4/25
10. Heimburer 1844 SE Granada Lane; Generator installation; Recommended for approval by the Architectural Review Committee (ARC) on 8/5/25 and approved by the Board of Directors (BOD) on 8/5/25
11. Erickson 1813 SE Granada Lane; Exterior door replacement; Recommended for approval by the Architectural Review Committee (ARC) on 8/5/25 and approved by the Board of Directors (BOD) on 8/6/25
12. 4-301 Roselli; AC replacement; Recommended for approval by the Architectural Review Committee (ARC) on 8/6/25 and approved by the Board of Directors (BOD) on 8/7/25
13. Bldg 6; Siding, gates, partitions replacement & painting; Recommended for approval by the Architectural Review Committee (ARC) on 8/9/25 and approved by the Board of Directors (BOD) on 8/11/25

14. Russell 1803 SE Granada Lane; Paver, concrete, & fence installation; Recommended for approval by the Architectural Review Committee (ARC) on 8/14/25 and approved by the Board of Directors (BOD) on 8/15/25
15. 6-202 Boriskin; Lanai windowsill replacement; Recommended for approval by the Architectural Review Committee (ARC) on 8/14/25 and approved by the Board of Directors (BOD) on 8/15/25
16. Conkling 3151 SE Gran Via Way; Flagpole installation; Recommended for approval by the Architectural Review Committee (ARC) on 8/26/25 and approved by the Board of Directors (BOD) on 8/26/25
17. Cloud 2-103; Mobile flagpole installation; Recommended for approval by the Architectural Review Committee (ARC) on 8/28/25 and approved by the Board of Directors (BOD) on 8/29/25
18. Pierson 3130 SE Gran Via Way; Rear roof replacement; Recommended for approval by the Architectural Review Committee (ARC) on 9/2/25 and approved by the Board of Directors (BOD) on 9/2/25
19. Russell 1803 SE Granada Lane; Surround panel installation; Recommended for approval by the Architectural Review Committee (ARC) on 9/5/25 and approved by the Board of Directors (BOD) on 9/5/25
20. Bldg 4; Siding & partition replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 9/10/25 and approved by the Board of Directors (BOD) on 9/10/25
21. Bldg 9; Siding replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 9/11/25 and approved by the Board of Directors (BOD) on 9/11/25
22. Bldg 5; Rear atrium screen & wood replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 9/11/25 and approved by the Board of Directors (BOD) on 9/11/25

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

**FINANCIAL ANALYSIS:**

August was a quiet month. While we did take on the renovation of the Clubhouse Pool Bathhouse, these expenses came out of our Capital Reserves which were accounted for in our 2025 Plan.

Under **General Common Areas-Supplies**, we purchased 72 car bumpers at a cost of \$3,671, light bulb replacements at a cost of \$301.88, and batteries for our maintenance carts at a cost of \$1,374.89.

Under **General-Service & Misc.**, we incurred our annual fee for Ring Central at a cost of \$1,463.57.

Under **Payroll Expenses**, We incurred three pay periods which caused our payroll expense to be over plan by \$3,801.90.

Despite these additional expenses we were able to end August with a net income of \$540.28. While we are over our Annual Plan by \$9,751, we are planning on being within our budget by year-end.

**CHECKING/RESERVE ACCOUNTS:**

(BANK STATEMENT AS OF SEPTEMBER 1, 2025)

\$156,034.70	South State Bank Checking Account
\$580,015.96	South State Bank Money Market Account
<u>\$272,358.74</u>	Synovus Business CD
\$1,008,409.40	Total Checking/Reserve Accounts

**WATER BILL/CONSUMPTION SUMMARY:**

	<b>CITY OF STUART</b>	<b>CONQUISTADOR</b>	<b>DIF</b>	<b>%</b>
<b>JUL/AUG 2024</b>	1,329,000	1,207,968	121,032	9.1
<b>JUL/AUG 2025</b>	1,294,500	1,285,155	9,345	.7

Manager's Report  
Board of Directors Meeting  
September 16, 2025

- **FPL Updates:**  
Bollard Lighting: The survey for the east side of St Lucie Blvd bollard lighting project has been submitted to FPL.  
Community Lighting Project: FPL requested further revisions to the easement sketches that were submitted to them by Karner Surveying. Karner Surveying is working on providing FPL with additional sketches so that the finalized survey can be submitted. I should have them this week. The project is moving forward slowly as FPL is very particular about submissions and very slow in communicating these particularities.
- **Blue Stream Fiber Update:** Blue Steam has been on property doing locates and doing initial construction mapping. They have been very proactive and communicative with us, which is a good sign.
- **Dock Gate Update:** The north side dock gate is finished, and an additional brace was installed on the south side for added support. Please remember to close the gate when entering and leaving the dock, and to not let anyone who is not a resident or guest of a resident onto the dock. You have every right to ask someone if they belong; Furthermore, if you encounter someone that does not belong, you also have the right to call the police as they are trespassing.
- **Clubhouse Bathhouse Renovation Update:** The bathhouse is in the final phases of renovation. A deadline has been agreed upon with the contractor, and I will see that it is kept.
- **Pool Furniture Update:** As the Clubhouse pool furniture is showing signs of its age, I have sent a couple chaise loungers to be re-powder coated. If the result is appealing and cost-efficient, all the others will be done as well. The three that were sent out will not be back until the beginning of November as powder-coating is done in bulk so they wait until they have a batch before sending them out.
- **Vinegar in condo unit drain lines:** As condo units share drain lines, when a drain line is not maintained in a building, it affects the other units. The main drain line which connects to all unit drain lines becomes clogged with biofilm which then prevents condensation from traveling down the condensation line which then causes the condensation from a unit to back up into that unit. Usually, the first floor gets the back up into their unit.  
To solve this issue, a cup of vinegar should be poured into your drain access point once a month. It should be left for about an hour; Then a cup of hot water should be poured into drain access point. This will clear your portion of the condensate line and will help clean the main condensate line.  
Do not use bleach as bleach can be corrosive to joints in the condensate lines.  
I am attaching the instructions for this process to the minutes for your review.
- **Pool Table in the Fitness Room:** To add space to the Fitness Room which gets more use than any other room in the Clubhouse, I suggest the pool table be moved into the Cardroom. It can be placed on coasters so that it can be moved when it needs to be used. Furthermore, more fitness equipment can be added to the Fitness Room and the residents would have more space to exercise.

- Cardroom Room Dividers: The Cardroom room dividers are very aged and should be replaced so that the cardroom could be divided into two rooms so that two groups could be in the room at one time. Most groups that use the room are small so that two groups could use the room at the same time.

I have received one bid for \$4,600, but I will continue to solicit bids.

- Condo Annual & Budget Meetings: In an effort to uniformly schedule condo annual meetings, all condo annual meetings have been scheduled for the week of November 17<sup>th</sup>. I have sent Becker all required information for condo annual meetings and have received all first notice of meeting packages from Becker for all condos buildings. They were distributed last week.. **No other notices need to be sent by condo Boards.** All notices of annual meeting are included in your Becker retainer fee.

Similarly, I would like to uniformly schedule the condo budget meetings for the week of October 20<sup>th</sup>. I have four buildings that have not scheduled that meeting. **Please schedule with me so I can place you on the calendar and reserve Clubhouse space if necessary.**

- Insurance: I have provided our new insurance company, Plastridge Insurance with a plethora of information. It has been quite a bit of work gathering everything needed from Sihle Insurance. Leaving Sihle Insurance was a difficult decision, but I hope a revision of our policies will help us to see some savings and provide more protection to all associations.

I will not have any cost estimates until 10-14 before renewal which is October 10th so, **please be patient.** I will let you know when I know. There is no rushing this process.

- Budgets: I am still receiving bids from common area vendors, so some portions are on hold until those decisions are made. The CHA reserve study was adjusted to reflect accurate remaining useful life because of replacements on property. Likewise, I am also doing the same adjustments to the condo reserve studies. These adjustments are quite a bit of work.

Doing the budgets is like putting together a puzzle. I work on the individual parts, the CHA budget first, and once all parts are completed, the final product comes together quickly. The insurance is always the final piece so the final condo budgets will not be done until the end of September/early October. This will leave plenty of time to meet with Boards to adjust variables before your budget meetings.

Budgets will not be released until they are complete. For example, revised reserve studies will not be released before the entire budget is done. Doing that is an interruption to budgeting and slows the process down. In addition, the reserve study is a piece of the budget. Without the operating portion, it is incomplete.

**Again, please be patient.** My accuracy in budgeting is from careful, time-consuming planning and investigation.

# HOW TO CLEAN CONDO UNIT DRAIN LINES WITH VINEGAR & WATER

## Recommended Frequency:

Monthly (or more often during heavy usage or in humid climates)

### Materials Needed:

1 cup white vinegar

1 cup hot water

(optional)  $\frac{1}{2}$  cup  
baking soda



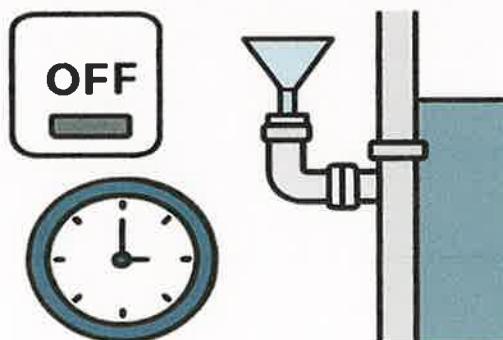
### For Kitchen or Bathroom Sink Drains

1. Pour  $\frac{1}{2}$  cup of baking soda down the drain (optional)
2. Pour 1 cup of white vinegar down the drain
3. Let sit for 15 minutes
4. Flush with 1 cup of hot water



### For Air Conditioner (AC) Condensate Drain Line

1. Turn off the AC system
2. Locate the drain access
3. Pour in 1 cup of white vinegar
4. Let sit for 30 minutes to 1 hour



# CONQUISTADOR HOA (CHA)

## ARCHITECTURAL REVIEW APPLICATION

For Conquistador Homeowners' Association and Condominium Associations I-XII

### 1. General Information

Homeowner / Applicant Name: \_\_\_\_\_

Property Address (Address, Lot, Unit #): \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Is this a resubmittal? Yes  No

Is this an emergency requiring expedited handling? Yes  No

#### Project Type (check one):

Addition to Property       Replacement  
 Repaint Same Color       Other \_\_\_\_\_

### 2. Project Scope & Description

Approval is requested for the following modification(s) / alteration(s) / replacement(s).

The applicant shall obtain the necessary building permits from the Martin County Building Department before the commencement of any permittable work. Items requiring building permits can be found at:

<https://www.martin.fl.us/martin-county-services/do-i-need-permit>

Please check all that apply:

<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Color	<input type="checkbox"/> Decorative Shutters
<input type="checkbox"/> Driveway	<input type="checkbox"/> Exterior Door	<input type="checkbox"/> Fences
<input type="checkbox"/> Garage Door	<input type="checkbox"/> Garage Screen Door	<input type="checkbox"/> Generator
<input type="checkbox"/> Hurricane Shutters	<input type="checkbox"/> Lamp Post/Fixture	<input type="checkbox"/> Mailbox/Mailbox Post
<input type="checkbox"/> Paint	<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Pool/Spa Equipment
<input type="checkbox"/> Propane Tank	<input type="checkbox"/> Roof	<input type="checkbox"/> Screen Room/Enclosure
<input type="checkbox"/> Siding/Stucco	<input type="checkbox"/> Solar	<input type="checkbox"/> Walkway
<input type="checkbox"/> Water Features/Fountain	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Other _____

Air Conditioner (condo only) \*

\*Architectural Control Board approval not required for condo AC replacement; however, proposal, condo Board approval, and vendor insurance documentation must be submitted along with ARC application before work can commence.

Additional Notes: \_\_\_\_\_

\_\_\_\_\_

## Paint Specifications (if applicable):

\*The CHA Colorbook which includes approved Sherwin Williams colors and CHA approved color palettes is available on the website and in the Clubhouse.

House Color & Code / Manufacturer: \_\_\_\_\_

Trim Color & Code / Manufacturer: \_\_\_\_\_

Garage Door Color & Code / Manufacturer: \_\_\_\_\_

Front Door Color & Code / Manufacturer: \_\_\_\_\_

Other / Manufacturer: \_\_\_\_\_

**Attach: Proposal (Required) & Project Drawings (If applicable)**

## 3. Insurance & Contractor/Sub-Contractor Requirements (Attach with Application)

\*Sub-contractors of contractors are required to provide the same insurance documentation as contractors. It is the responsibility of the applicant to inform their contractor of this requirement.

- Current Liability Insurance Certificate (Must name Conquistador HOA and applicable Condo Association as additionally insured)
- Current Workman's Compensation Certificate or Exemption Certificate
- Contractor's W-9 (condo projects only)

## 5. Timeline of Project

Anticipated Start Date: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

## 6. Conditions of Approval

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 approval by the Architectural Control Board.
2. The applicant shall comply with all provisions of the Conquistador Homeowners' Association and Condominiums I-XII Associations governing documents including but not limited to the Architectural Review Guidelines, Declarations of Covenants and Restrictions, and Rules & Regulations.
3. 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 and Saturday 9AM – 3PM**.
4. 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 damage caused during the project to neighboring properties or common areas.
5. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify, at their expense, the deviation upon notification from the Architectural Control Board.
6. 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 for no more than 15 days, unless written permission is granted by CHA management.

## 7. Signatures

Homeowner / Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Condo Board Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Required for condo applications)

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### For HOA Use Only

Date Received by ARC: \_\_\_\_\_

ARC Recommendation:  Recommended

Recommended w/ Conditions

Not Recommended

ARC Reviewer Signature/Date: \_\_\_\_\_

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Date Received by ACB: \_\_\_\_\_

ACB Decision:  Approved

Approved w/ Conditions

Disapproved

ACB Reviewer Signature/Date: \_\_\_\_\_

# Conquistador COLORBOOK



**REVISED 9/16/2025**

**This Colorbook contains:**

- 1. Conquistador Homeowners' Association approved colors and materials for homes and for condos**
- 2. Architectural Review Guidelines which outline the Architectural Review process**
- 3. Architectural Review Application**

**The colors and materials in this book suggest accepted ideals, however, a request to use a different hue or material can be submitted in an Architectural Review application. When submitting a request to use alternate colors and/or materials, provide samples with your Architectural Review application.**

**Before submitting an Architectural Review application, please review the Architectural Review Guidelines to determine what other supplementary documents need to be provided with your Architectural Review application, i.e. vendor W-9, certificates of insurance, proposal, etc.**

**The Architectural Review Guidelines, CHA Colorbook, and the Architectural Review application can also be found on the website at [www.conquistadorliving.com](http://www.conquistadorliving.com).**

**Please submit Architectural Review applications with all the needed supplementary documents to the office when completed.**

**Any questions regarding Architectural Review applications or whether an Architectural Review application is required should be directed to the manager at [manager@conquistadorliving.com](mailto:manager@conquistadorliving.com).**

**Thank you-**

# Conquistador

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

## Architectural Review Guidelines

**THIS DOCUMENT ONLY APPLIES TO THE  
ARCHITECTURAL REVIEW PROCESS**

**NOTE:** If you need an application for the approval of a design change or improvement, please contact the Conquistador Homeowners' Association, Inc. to obtain an application form. The application form can also be downloaded by logging in to the residents' section of the Conquistador website at <https://www.conquistadorliving.com/>

CHA BOD Approved – November 21, 2023

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## **1. Introduction**

1.1 Overview - In a planned community, the question often arises as how to maintain harmonious, quality architectural continuity within the community. The following guidelines are designed to provide common ground between private interests and the broader interest of the Conquistador community.

The fact that each homeowner is required to adhere to these guidelines should assure all Conquistador homeowners that the standards of design and quality will continue to be maintained, enhancing the community's overall environment, and protecting property values.

The rules, responsibilities, and procedures outlined in these guidelines have been established by the Architectural Review Committee and approved by the Conquistador Homeowners' Association (CHA) Board of Directors of the Conquistador Homeowners' Association, Inc. in compliance with the Covenants and Restrictions of Conquistador.

The intent of these guidelines is to:

- Ensure quiet enjoyment for all Conquistador residents.
- Minimize architectural design issues within Conquistador.
- Provide for the architectural integrity of Conquistador.
- Protect and enhance property values within Conquistador.

## **2. Architectural Review Committee**

2.1 Overview - The Architectural Review Committee (ARC) consists of six or more members charged with conducting the reviewing of all applications for architectural review submitted by Conquistador Homeowners. The ARC is required to respond to the applicant in a prompt manner and provide its recommendation to the CHA Board of Directors. The CHA Board of Directors has thirty (30) days after receiving the ARC recommendation to approve or deny the applicants' request as per the Conquistador Declaration of Covenants and Restrictions, Article VIII. Note: In the event that the CHA Board of Directors fails to approve or not approve the application within 30 days after the application has been submitted to the CHA Board of Directors approval shall not be required and the application will be approved.

The ARC may from time to time publish and submit to the CHA Board of Directors for approval of architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design and the use of private property. Such bulletins shall supplement the covenants and are incorporated herein by reference.

The ARC members serve at the pleasure of the CHA Board of Directors and may be removed at any time.

### **3. The Architectural Review Process**

Submit Application - The homeowner submits to the ARC, in care of the property management office, an application for Architectural Review along with:

- 1) a detailed proposal/scope of work,
- 2) a current Certificate of Insurance (COI) naming Conquistador Homeowners' Association, Inc. and Conquistador Condominium Associations I-XII as additionally insured; In addition, it is recommended that the certificate of insurance names the home or unit owner as additionally insured; COI must include proof of general liability and workers' compensation insurances. If the contractor is exempt from workers' compensation, the contractor must submit an exemption certificate.
- 3) **For condos only:** Written permission from your condo Board of Directors. The covenants and restrictions of the condos require prior written approval by their Board of Directors for any interior (refer to your red book under Common Elements) or exterior improvements. When submitting your Application for Architectural Review, please include your written approval from your Board of Directors if applicable.

3.1 Within ten (10) working days, the homeowner will receive written notice that the ARC has received his/her application. If the homeowner has not received written notification from the ARC at the end of ten (10) days, he/she should call the ARC to confirm receipt of the application.

**NOTE:** Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making. Out of courtesy we request you inform your neighbors of your proposed improvement(s) and obtain their signature on the application form. Their signature does not give their consent; it just lets the ARC and the management know that your neighbors understand your intent.

3.2 Preliminary Review - The application, noted with the date of receipt by the property management office, is turned over to the ARC, if all the information necessary for review is received. The ARC will then make a precursory review of the application and request any additional information from the owner if needed. The ARC may still require additional information from the applicant, and the ARC review process will begin when the application is complete and appropriate for submission.

3.3 Application Review - The ARC will review the application within 30 calendar days upon receiving the **completed** application.

**NOTE: No work should begin on the applicant's project until written approval is received from the CHA Board of Directors.**

3.4 ARC Recommendation - The ARC's recommendation will be noted on the application and the recommendation will be communicated to the CHA Board of Directors.

3.5 CHA Board of Directors Decision – The CHA Board of Directors, the final deciding body will review the application and recommendation of the ARC and render one of the decisions listed below. (Note: In the event that the CHA Board of Directors fails to approve or disapprove the application within 30 days after the application has been submitted to the CHA Board of Directors, approval shall not be required and the application will be approved.)

**APPROVED:** The application is approved as submitted.

**APPROVED WITH CONDITIONS:** The overall proposal is accepted, but with certain specified changes, limitations or requirements that must be followed.

**NOT APPROVED:** The application is denied. The owner can appeal to the CHA Board of Directors within 15 business days of their decision. (See the Appeal Process section for details.)

**ADDITIONAL INFORMATION REQUIRED:** The CHA Board of Directors has determined that additional information is needed. In this case, the entire process begins again once the property management office receives the requested information. The owner should follow the same submission procedure as before. The ARC will act swiftly on all re-submissions.

The applicant will be notified of the CHA Board of Directors' decision in writing within 5 business days.

3.6 Project Review - The ARC reserves the right to visit your project and inspect your improvement(s). This will be done to ensure that the application details were followed and to learn anything that may help other residents to more easily complete similar projects.

Once work has begun on an approved application, it must be completed within 90 days. Applications are valid for one (1) year from the date of approval.

#### **4. The Appeal Process**

4.0 Overview – If the application is not approved or is approved with conditions that the applicant feels are detrimental to the project, the applicant may appeal the CHA Board of Directors' decision.

4.1 Appeals Board - The Appeals Board will include all CHA Board Members who do not sit on the ARC. Members of the ARC who are Board Members shall be deemed to have recused themselves under these procedures.

4.2 Appeal Content Requirement - The appeal must be in writing and must identify and discuss which of the decisions of the CHA Board of Directors or conditions of approval are being appealed and must contain additional specific information in support of a reversal, including the identification of any provision of the CHA or Architectural rules which the appellant believes has been violated.

4.3 Timing - Appellant has 30 days from the date of the notice of the CHA Board of Directors' decision to file a written request with the CHA Board of Directors for an appeal. Failure to do so will result in the exhaustion of all rights of appeal.

4.4 Review - The Appeals Board may review all findings of fact, staff reports, minutes of ARC meetings, minutes of CHA Board of Directors meetings, and materials submitted by any party regarding the application. The Appeals Board, at its discretion, can seek further information through formal or informal discussions with the ARC, CHA Board of Directors, its advisors, the applicant, or any other party.  
The Appeals Board may consider any aspect of Appellant's project, not just issues raised in the appeal. In rendering its decision, the Appeals Board normally will do one of the following:

**UPHOLD THE ORIGINAL DECISION:** Uphold the original decision of the ARC Board of Directors or require enforcement of the conditions of approval.

**OVERTURN THE DECISION:** Overturn the decision of the CHA Board of Directors and impose different conditions of approval.

**RETURN THE PROJECT:** Return the project to the ARC and CHA Board of Directors for further consideration.

**CATEGORICALLY DENY THE PROJECT:** Categorically deny the project as unacceptable in its present form.

4.5 Hearing(s) - At the ARC Board of Directors' discretion, the Appellant or his/her representative may make a presentation of the Appellant's position, such presentation not to exceed 15 minutes.

4.6 Written Decision - The Appeals Board's decision shall be in writing and will be rendered within 30 days of the date of the meeting of the CHA Board of Directors at which appeal is received or the Appellant's presentation under Section 4.5 above.

## **5. Permitting**

5.1 Overview - As it relates to unit/home construction projects the Conquistador community falls under the jurisdiction of the Martin County Building Department. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

As a general guide, please use the quick reference below. However, when determining whether a building permit is required, refer to Section 105 of the Florida Building Code (FBC) or consult directly with the Martin County Building Department at (772) 288-5916. Additional information can also be found on-line at <https://www.martin.fl.us/building>

Projects that DO require a permit:

Typical projects include, (but are not limited to):

- Additions / Alterations
- Ceiling fans / Lights (new circuit)
- Change of Use or Occupancy to a Building or Specific Tenant Space
- Decks
- Electrical panels, Circuits
- Fences and Pool Barriers
- Fireplace and Fireplace Inserts
- Garage and carport conversions
- Gas lines
- Heating and cooling systems

- Kitchen and bathroom remodels
- Outdoor kitchens
- New homes and buildings
- Patios and/or Patio covers and Roofs
- Photovoltaic (solar) systems
- Racking
- Reroofing
- Retaining and seawalls
- Room additions
- Screen rooms and enclosures
- Sheds
- Shower or tub enclosure replacements
- Sliding/Stucco
- Signs
- Skylights
- Solar for swimming pools and water heaters
- Swimming pools and spas
- Tenant improvements
- Termite / Dry rot repairs
- Water heaters (installation and replacement)
- Water service
- Whole house fans
- Window replacements

Projects that **DO NOT** require a permit:

Typical projects include, (but are not limited to):

**Gas:**

- Portable heating appliance.
- Replacement of any minor part that does not alter equipment or make such equipment unsafe.

**Mechanical:**

- Portable heating appliance.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part that does not alter its approval or make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- The installation, replacement, removal, or metering of any load management control device.

Plumbing:

- The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

**Emergency repairs:**

- Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official.

**Minor repairs:**

- Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include: the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

**General:**

- Painting, papering, flooring, and similar finish work.
- Cabinetry
- Repair of toilets, sinks and faucets
- Appliance replacement (plug in)
- Home playgrounds

**Who Can Apply for a Permit:**

The Building Department may only issue permits to Contractors and

**qualifying Owner/Builders pursuant to Florida Statute. An Owner/Builder must qualify in order to be eligible to receive a building permit in lieu of a Licensed Contractor.**

**Permits Requiring Plan Review:**

**For permits requiring plan review, the building department will begin your permit process, review your application, and route your package to plan review. Once the plans are approved for permit by all applicable departments, the building department will issue the permit and commence the field inspection process.**

# CONQUISTADOR HOA (CHA)

## ARCHITECTURAL REVIEW APPLICATION

For Conquistador Homeowners' Association and Condominium Associations I-XII

### 1. General Information

Homeowner / Applicant Name: \_\_\_\_\_

Property Address (Address, Lot, Unit #): \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Is this a resubmittal? Yes  No

Is this an emergency requiring expedited handling? Yes  No

#### Project Type (check one):

Addition to Property       Replacement  
 Repaint Same Color       Other \_\_\_\_\_

### 2. Project Scope & Description

Approval is requested for the following modification(s) / alteration(s) / replacement(s). The applicant shall obtain the necessary building permits from the Martin County Building Department before the commencement of any permittable work. Items requiring building permits can be found at:

<https://www.martin.fl.us/martin-county-services/do-i-need-permit>

Please check all that apply:

<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Color	<input type="checkbox"/> Decorative Shutters
<input type="checkbox"/> Driveway	<input type="checkbox"/> Exterior Door	<input type="checkbox"/> Fences
<input type="checkbox"/> Garage Door	<input type="checkbox"/> Garage Screen Door	<input type="checkbox"/> Generator
<input type="checkbox"/> Hurricane Shutters	<input type="checkbox"/> Lamp Post/Fixture	<input type="checkbox"/> Mailbox/Mailbox Post
<input type="checkbox"/> Paint	<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Pool/Spa Equipment
<input type="checkbox"/> Propane Tank	<input type="checkbox"/> Roof	<input type="checkbox"/> Screen Room/Enclosure
<input type="checkbox"/> Siding/Stucco	<input type="checkbox"/> Solar	<input type="checkbox"/> Walkway
<input type="checkbox"/> Water Features/Fountain	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Other _____

Air Conditioner (condo only) \*

\*Architectural Control Board approval not required for condo AC replacement; however, proposal, condo Board approval, and vendor insurance documentation must be submitted along with ARC application before work can commence.

Additional Notes: \_\_\_\_\_

\_\_\_\_\_

## **Paint Specifications (if applicable):**

**\*The CHA Colorbook which includes approved Sherwin Williams colors and CHA approved color palettes is available on the website and in the Clubhouse.**

House Color & Code / Manufacturer: \_\_\_\_\_

Trim Color & Code / Manufacturer: \_\_\_\_\_

Garage Door Color & Code / Manufacturer: \_\_\_\_\_

Front Door Color & Code / Manufacturer: \_\_\_\_\_

Other / Manufacturer: \_\_\_\_\_

**Attach: Proposal (Required) & Project Drawings (If applicable)**

## **3. Insurance & Contractor/Sub-Contractor Requirements (Attach with Application)**

**\*Sub-contractors of contractors are required to provide the same insurance documentation as contractors. It is the responsibility of the applicant to inform their contractor of this requirement.**

- Current Liability Insurance Certificate (**Must name Conquistador HOA and applicable Condo Association as additionally insured**)
- Current Workman's Compensation Certificate or Exemption Certificate
- Contractor's W-9 (condo projects only)

## **5. Timeline of Project**

Anticipated Start Date: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

## **6. Conditions of Approval**

**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 approval by the Architectural Control Board.
2. The applicant shall comply with all provisions of the Conquistador Homeowners' Association and Condominiums I-XII Associations governing documents including but not limited to the Architectural Review Guidelines, Declarations of Covenants and Restrictions, and Rules & Regulations.
3. 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 and Saturday 9AM - 3PM**.
4. 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 damage caused during the project to neighboring properties or common areas.
5. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify, at their expense, the deviation upon notification from the Architectural Control Board.
6. 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 for no more than 15 days, unless written permission is granted by CHA management.

## 7. Signatures

Homeowner / Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Condo Board Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Required for condo applications)

---

### For HOA Use Only

Date Received by ARC: \_\_\_\_\_

ARC Recommendation:  Recommended

Recommended w/ Conditions

Not Recommended

ARC Reviewer Signature/Date: \_\_\_\_\_

---

Date Received by ACB: \_\_\_\_\_

ACB Decision:  Approved

Approved w/ Conditions

Disapproved

ACB Reviewer Signature/Date: \_\_\_\_\_

# HOUSE/TRIM COLORS

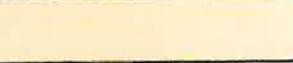
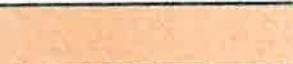
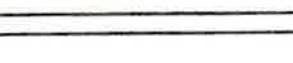
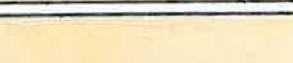
NOTES: WHITE IS CONSIDERED APPROPRIATE FOR BOTH HOUSE AND/OR TRIM. GARAGE DOOR MUST MATCH TRIM WHICH INCLUDES ROOF COLOR. NO MULTI COLOR GARAGE DOORS, SOLID COLORS ONLY.

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6511	SNOWDROP	
HOUSE & TRIM	SHERWIN-WILLIAMS	SW7004	SNOWBOUND	
TRIM	SHERWIN-WILLIAMS	SW 6518	SKI SLOPE	
HOUSE	SHERWIN-WILLIAMS	SW 6519	HINTING BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6520	HONEST BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6756	CRYSTAL CLEAR	
HOUSE	SHERWIN-WILLIAMS	SW 6483	BUOYANT BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6630	POSY	
HOUSE	SHERWIN-WILLIAMS	SW 6631	NAÏVE PEACH	
TRIM	SHERWIN-WILLIAMS	SW 6637	ORGANZA	
HOUSE	SHERWIN-WILLIAMS	SW 6638	FLATTERING PEACH	
HOUSE	SHERWIN-WILLIAMS	SW6624	PEACH BLOSSOM	
HOUSE	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
HOUSE	SHERWIN-WILLIAMS	SW 6687	LANTERN LIGHT	

# HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6378	CRISP LINEN	
TRIM	SHERWIN-WILLIAMS	SW 7004	SNOWBOUND	
HOUSE	SHERWIN-WILLIAMS	SW 6735	MINTED	
HOUSE	SHERWIN-WILLIAMS	SW 6742	LIGHTER MINT	
TRIM	SHERWIN-WILLIAMS	SW 6714	CILRINE	
HOUSE	SHERWIN-WILLIAMS	SW 6728	WHITE WILLOW	
HOUSE	SHERWIN-WILLIAMS	SW 7063	NEBULOUS WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 7064	PASSIVE	
HOUSE	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6246	NORTHSTAR	
TRIM	SHERWIN-WILLIAMS	SW 6273	NOUVELLE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6274	DESTINY	
HOUSE	SHERWIN-WILLIAMS	SW 6275	FASHONABLE GRAY	
HOUSE	SHERWIN-WILLIAMS	SW 6276	MYSTICAL SHADE	
HOUSE & /TRIM	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW6064	RETICENCE	
HOUSE	SHERWIN-WILLIAMS	SW 6098	PACER WHITE	

# HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6099	SAND DOLLAR	
HOUSE	SHERWIN-WILLIAMS	SW 6100	PRACTICAL BEIGE	
TRIM	SHERWIN-WILLIAMS	SW 6063	NICE WHITE	
TRIM	BENJAMIN MOORE		SATIN WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6064	RETICENCE	
TRIM	SHERWIN-WILLIAMS	SW 6066	SAND TRAP	
TRIM	SHERWIN-WILLIAMS	SW 6067	MOCHA	
TRIM	SHERWIN-WILLIAMS	SW 6068	BREVITY BROWN	
TRIM	SHERWIN-WILLIAMS	SW 6069	FRENCH ROAST	
HOUSE	SHERWIN-WILLIAMS	SW7568	NEUTRAL GROUND	
TRIM	SHERWIN-WILLIAMS	SW7532	URBAN PUTTY	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
HOUSE	SHERWIN-WILLIAMS	SW6098	PACER WHITE	
HOUSE	BEHR		FROSTED SAGE SATIN	
HOUSE	BENJAMIN MOORE		COLLINGWOOD	
TRIM	BENJAMIN MOORE		SUPER WHITE	

## HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW7006	EXTRA WHITE	
TRIM	SHERWIN-WILLIAMS	SW7531	CANVAS TAN	
HOUSE	SHERWIN-WILLIAMS	SW7562	ROMAN COLUMN	
TRIM	SHERWIN-WILLIAMS	SW7619	TEAKWOOD	
WINDOW TRIM	SHERWIN-WILLIAMS	NaN	MEDIUM BRONZE	
HOUSE	SHERWIN-WILLIAMS	CUSTOM	CONQUISTADOR CREAM	SEE SPEC SHEET

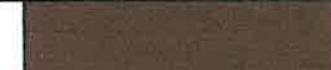
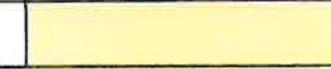
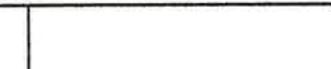
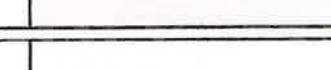
## DRIVEWAY COLORS

NOTE: ADDITIONAL DRIVEWAY COLORS HAVE BEEN USED BUT NOT RECORDED. PLEASE CHECK WITH ARC BEFORE PAINTING UNLESS YOU HAVE ALREADY BEEN APPROVED.

DRIVEWAY	SHERWIN-WILLIAMS	HC157	SANDSTONE	
DRIVEWAY	SHERWIN-WILLIAMS	HC149	SIBERIAN HAZE	
DRIVEWAY	SHERWIN-WILLIAMS	SW 7071	GRAY SCREEN	
DRIVEWAY	SHERWIN-WILLIAMS	HC140	GRAY	
DRIVEWAY	BENJAMIN MOORE	2096-50	CAPPUCCINO	

# DOOR COLORS

NOTES: DOORS ARE CONSIDERED TO BE TRIM, SEE TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
DOOR	SHERWIN-WILLIAMS	SW6300	BURGUNDY	
DOOR	SHERWIN-WILLIAMS	SW 6594	POINSETTIA	
DOOR	SHERWIN-WILLIAMS	SW 7588	SHOW STOPPER	
DOOR	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
DOOR	SHERWIN-WILLIAMS	SW 7072	ONLINE	
DOOR	SHERWIN-WILLIAMS	SW 6065	BONA FIDE BEIGE	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
DOOR	SHERWIN-WILLIAMS	SW6204	SEA SALT	
DOOR	SHERWIN-WILLIAMS	SW 6212	QUIETUDE	
DOOR	SHERWIN WILLIAMS	SW6274	DESTINY GRAY	
DOOR	SHERWIN-WILLIAMS	SW 6721	ENLIGHTENED LIME	
DOOR	SHERWIN-WILLIAMS	SW0040	ROYCROFT ADOBE	
DOOR	SHERWIN-WILLIAMS	SW7614	ST. BARTS	
DOOR	SHERWIN-WILLIAMS	SW 6487	CLOUDBURST	
DOOR	SHERWIN-WILLIAMS	SW0040	BLUEBIRD FEATHER	

## **Paint Colors to be used for Condominiums**

1. All stucco on the entire outside of the building, including front walls and inside courtyard walls, should be painted Roman Column SW7562.
2. All wood siding below the living room and guest room windows on floors 1 & 2 only, will be painted Canvas Tan SW7531 except for window sill & trim (see below).
3. The front door A frames, the front wall partitions and gates, all wood around the inside and outside atrium screens on the front and back of the buildings should also be Canvas Tan SW7531.
4. Medium Bronze will remain on all metal around all windows, sliders and on ALL wood trim around the windows, screens and sliders of each unit. Also on the laundry room window of each building. All corner wood post on floor 2 should be medium bronze. 4 post in front and 4 post in back for a total of 8 post on the floor 2 in medium bronze.
5. The wood corner post of the lanai only on floor 3, should be painted the color of the mansard for that building. That is a total of 8 total corner post. There are 4 in front and 4 in the back of the building. That color is either Mexican Sand SW7519 or Moth wing SW9174. The mansards on Buildings 1,2,4,5,6,7,9,11 & 12 are Mexican Sand SW7519. The mansards on Buildings 3,8 & 10 are Moth wing SW9174, along with the Clubhouse and gatehouse mansards. All the metal trim only, on all mansards should be painted Teakwood SW9619. The window sill & all window trim will be medium bronze if it is wood or metal on the 3<sup>rd</sup> floor.
6. The color choices for the inside and outside of the Wood Front doors for all buildings, except building 2,3 & 6, are SW0020 Peacock Plume, SW0040 Raycroft Adobe and SW7614 St. Barts. The A frames around the doors, must be Canvas Tan SW7531 on all buildings, including buildings 2,3 & 6.
7. The back atrium doors on Buildings 2, 3 & 6 must be Canvas Tan. The back atrium doors on the other buildings can be either the color chosen for their front door or Canvas Tan. All doors on the sides and the exterior hallway doors of all buildings should only be Canvas Tan.

- 8. The exterior of the atrium ceiling screen wood, should be painted Canvas Tan whenever the interior of that ceiling screen.**
- 9. Satin paint should be used for all colors.**
- 10. If anyone has questions pertaining to the above instructions, please contact a member of the Architectural Review Committee for further explanation.**

**Renee Drentkiewicz**

**Suzie Heimburger**

**Lynn Trudel**

**Donna Sikora**

**Anthony Thomas**

**Lori Thor**



1 Body   2 Body 2   3 Wall   4 Accent   5 Fascia   6 Roof   7 Soffit   8 Window Trim

SW 7562  
Roman Column (10)

SW 7531  
Canvas Tan

SW 9619  
Teak Wood

SW 7519  
Mexican Sand

MAN  
Medium Bronze

1 2 3

4

5 7

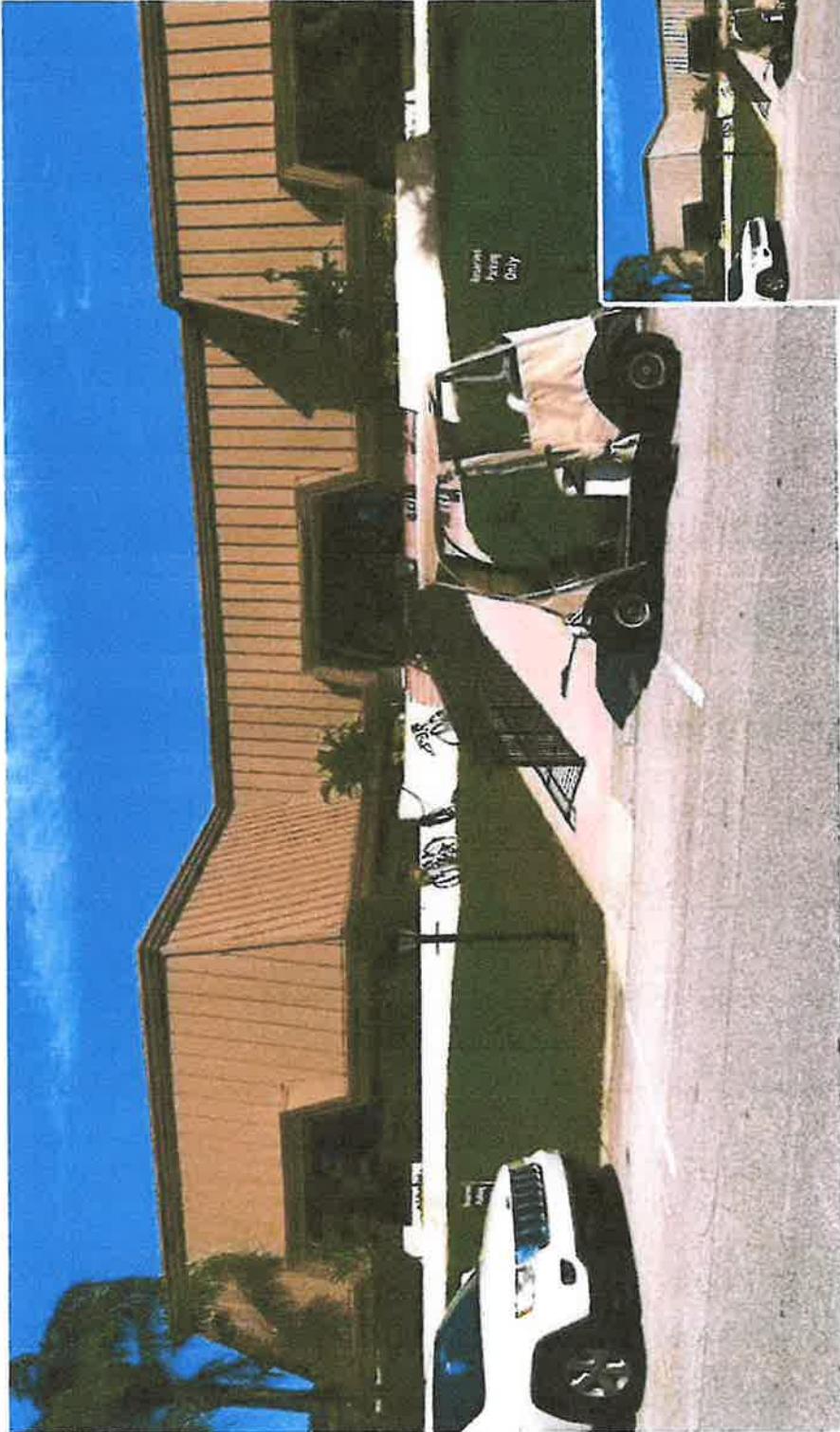
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8

Scott Oster

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① Body   ② Wall   ③ Roof   ④ Soffit

SW 7562  
Roman Column (10)  
①②



③



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① Siding   ② Trim

SW 7562  
Roman Column (I0)

①      ②

SW 7531  
Canvas Tan

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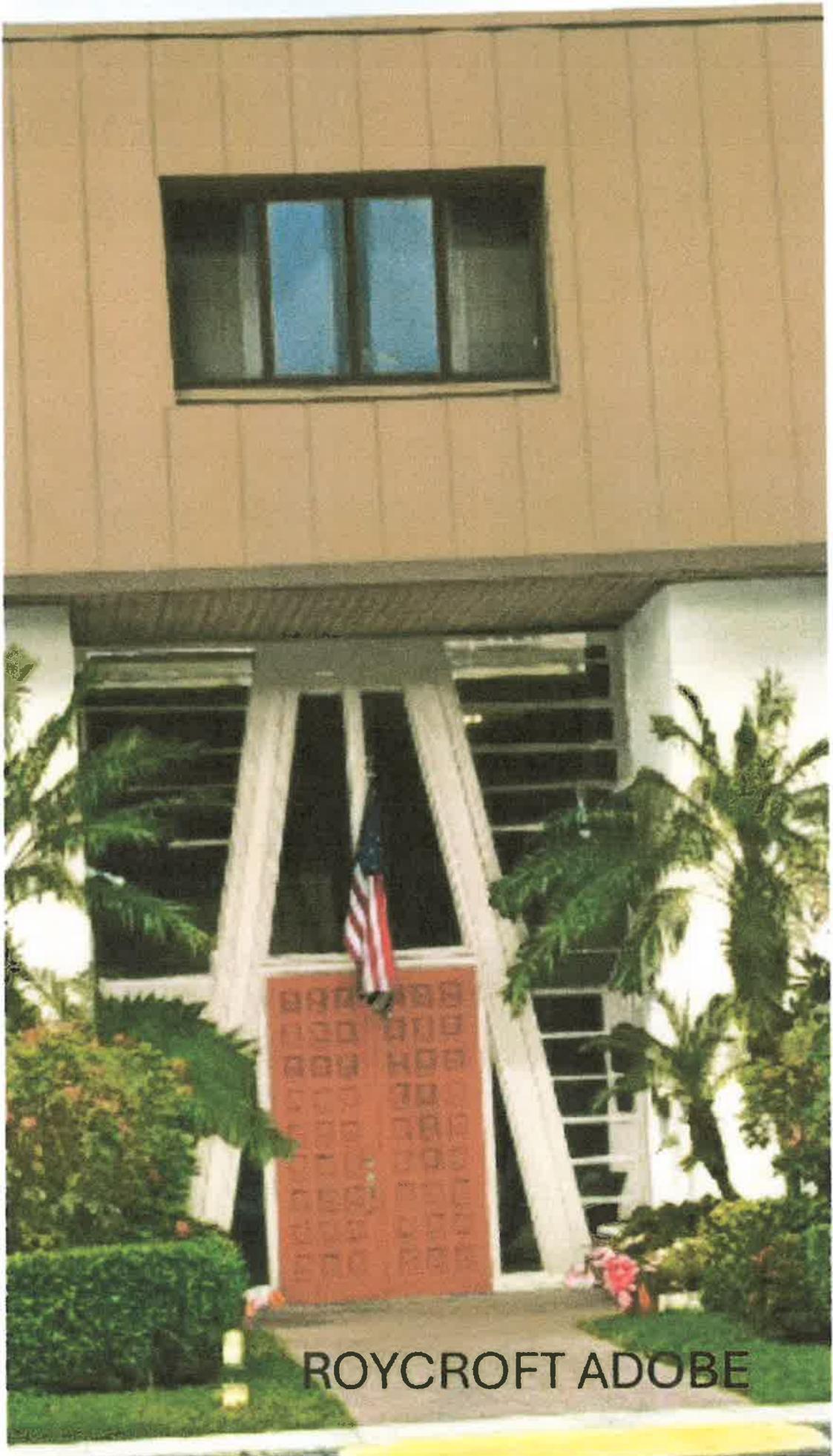
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ST BARTS BLUE



PEACOCK  
PLUME



ROYCROFT ADOBE

# WATER METER REPLACEMENT PACKAGE



**Prepared By: Bonnie Guenther**

**9/16/25**

## **Community Meter Replacement**

**The discrepancy between the water/sewer gallonage billed for by the City of Stuart and what is read by maintenance has for as long as I have been here (almost 7 years) been quite substantial. In my investigation of the cause of this variance, I have determined the variance has to be from one of both of two sources:**

- 1. Broken or cracked water lines**
- 2. Old meters**
- 3. Both**

**When mechanical meters, which is exclusively what we have on property, age, they slow down causing low, inaccurate readings. The life span of a mechanical meter is 10-15 years. Some of our meters are original meters. Our meters have a negative remaining useful life. They are long past their replacement date and need to be replaced.**

**In searching for replacement meters, I spoke to my contact at the City of Stuart water utility department to look for recommendations for manufacturers of meters, meter companies, and meter installation companies, and I did a deep dive into types of meters and reading methods of these types of meters.**

**Types of meters:**

- 1. Mechanical which is what we have now**
- 2. Ultrasonic which reads using sound waves to measure water flow**

**Reading methods for meters:**

- 1. Manual reading which is what we do now**
- 2. Drive by reading which requires a device to be installed on the meter so that it can be read remotely by “driving by” the meter, i.e. maintenance would literally drive by the meter and a device on the golf cart would upload the meter reading**
- 3. Cellularly: Meter could be read by the office whenever we wanted to obtain a reading. For example, if a home had a spike in usage for the month, I could isolate that meter to look for spikes in readings so that I could tell the homeowner the date and hours the increase in usage happened.**

**My conclusion after completing my research is that we should replace all meters on property with ultrasonic cellular meters.**

**I acquired bids from three different companies, Avanti, Ferguson, and Utility Solutions. Utility Solutions was removed from consideration due to price and**

conflicts of interest with Avanti. I have provided a cost comparison of installation costs for both Avanti and Ferguson. I have also included a Water Meter Comparison sheet which compares the pros and cons of mechanical and cellular meters.

**Quantity & Size of Community Meters needing replacement is as follows:**

**Condos:**

- 12 - 2" Mains
- 16 - 1" Irrigation meters
- 4 - 5/8" Irrigation meters

**Common Area:**

- 4 - 2"
- 1 - 1.5"
- 3 - 5/8"

**Homes:**

- 55 - 5/8" Mains
- 22 - 5/8" Irrigation meters

I presented this to the Capital Improvements Committee on 8/1/25, and the committee agreed this is of utmost importance as lost billable revenue just over the last 20 months is as follows:

2024 \$77,052.74

2025 \$42,327.44 (Year to Date)

It was suggested at the Capital Improvements meeting that the master association pay for all meters, including condo main meters, EXCEPT irrigation meters which would be the responsibility of the condo buildings and the homeowners. I have included comparison costs for a replacement of a 5/8" meter.

During replacement no old meters, meaning meters on property now, would remain. ALL meters would be changed. No old meters would be manually read after the community replacement was finished.

Meter replacement (infrastructure) is one of CHA's reserve line items. Currently, the balance is \$219,841 so it is fully funded for replacement.

After the completion of the project, the water meter portion of the infrastructure reserve would start at a 20 year useful life so that meter replacement would again be adequately funded in 20 years.

During installations, A couple water shut offs will be added to help maintenance better isolate areas when water needs to be shut off to an area. In addition, as most of the water lines are as old as the meters, they may have to do some line repairs and possibly replacements as needed.

**Installation of the meters will be done as an in-line installation which means a portion of the water line close to current meter will be cut out, and the ultrasonic meter will be installed with the cellular transmitter.**

**My analysis is as follows:**

- Ferguson who is a more national company, was recommended by the City of Stuart who uses their meters. Ferguson does full meter replacements for cities and towns and for private communities such as ours.  
Ferguson charges for cellular usage per unit per year (\$14.36 per meter per year) which may increase 2-3% over time. This cost increase is also included in the Cost Comparison I have provided.
- Avanti, who has been in business since 1977 and is a Florida company, is who we currently buy our meters from. They have also done full meter replacements for cities and towns and for communities like ours.  
20 years of cellular usage is built into their costs so the community would not have to worry about rising cellular costs or yearly billing for cellular costs. This is the most favorable part of their service.
- The cost differential between Avanti and Ferguson over a 20-year span could be between \$14,442-\$25,986.
- My recommendation is to buy the 7 common area meters from Avanti and install them to ensure that cellular service and mapping for billing works correctly. If the meters work as predicted, we should move forward with the purchase and installation of all other meters as soon as possible.
- This project is long overdue. The amount of billable monies lost due to non-replacement of meters with zero remaining useful life is huge. Those monies belong to the entire community and are greatly needed for other capital projects.
- **IMPORTANT NOTE:** The price of meters cannot be guaranteed long term as tariffs have risen drastically. This should not be a project we procrastinate about.

I have included the following for your review:

- Water Meter Comparison: Mechanical Cellular vs. Ultrasonic Cellular
- 20-Year Water Meter Lifecycle Cost Comparison
- Company Comparison
- Two Ultrasonic Cellular Bids from: 1) Avanti, and 2) Ferguson
- Cost Comparison for 5/8" Meters Installed

# Water Meter Comparison: Mechanical Cellular vs Ultrasonic Cellular

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<b>Benefit and Cost Comparison</b>		
<u>Feature / Criteria</u>	<u>Mechanical Cellular</u>	<u>Ultrasonic Cellular</u>
Technology	Uses rotating internal components (impeller, gears) to measure flow	Uses sound waves to measure flow with no moving parts
Data Transmission	Cellular LTE or NB-IoT module	Cellular LTE or NB-IoT module
Accuracy	±1.5–2% (less accurate at low flow)	±0.5% or better, very accurate at all flow levels
Low Flow Detection	Poor	Excellent
Lifespan	10–15 years (subject to wear)	15–20+ years (no moving parts)
Maintenance Needs	Medium – mechanical wear and tear; may clog	Low – no moving parts, less prone to wear
Installation Cost	\$250–\$400 per meter (including cellular)	\$400–\$600 per meter (including cellular)
Battery Life	10–15 years	15–20 years
Data Frequency	Daily/hourly depending on configuration	Hourly or more frequent; supports leak alerts
Environmental Tolerance	Can be affected by sediment, air in line	Better tolerance to harsh environments
Initial Equipment Cost	Lower (\$150–\$250 without install)	Higher (\$300–\$450 without install)
Software Integration	Good (standardized platforms available)	Excellent (often offers advanced diagnostics)

Leak Detection Capabilities	Basic to moderate	Advanced (minute-by-minute data, threshold alerts)
Regulatory/AMI Compatibility	Good	Excellent

### Typical Cost Breakdown (Per Meter)

<u>Cost Component</u>	<u>Mechanical Cellular</u>	<u>Ultrasonic Cellular</u>
Meter Unit	\$150–\$250	\$300–\$450
Installation (average)	\$100–\$150	\$100–\$150
Software/Integration Setup	\$25–\$50	\$50–\$75
Total Initial Cost	\$275–\$450	\$450–\$675
Est. 15-Year Maintenance Cost	\$100–\$200	\$0–\$100
Total 15-Year Ownership	\$375–\$650	\$450–\$775

### Conclusion

<u>Use Case</u>	<u>Recommended Meter Type</u>	<u>Rationale</u>
Budget-sensitive installations	Mechanical Cellular	Lower upfront cost; sufficient for standard use
High-accuracy or low-flow scenarios	Ultrasonic Cellular	More accurate, especially for detecting small leaks
Long-term cost efficiency focus	Ultrasonic Cellular	Lower maintenance, longer life, more data insights
Harsh water environments (sediment)	Ultrasonic Cellular	No moving parts, better durability
Communities aiming for leak detection and advanced analytics	Ultrasonic Cellular	Superior leak alerts, hourly data, minimal upkeep

# 20-Year Water Meter Lifecycle Cost Comparison

Prepared for: Conquistador Homeowners Association

Prepared by: Bonnie Guenther

Date: September 15, 2025

## Overview

This analysis compares the 20-year lifecycle costs of two proposals for ultrasonic water meters:

- Ferguson (Neptune T10 with Cellular AMI) – Revised Quote dated 7/16/25
- Avanti (Diehl HYDRUS with AquaCell Cellular) – Quote dated 7/30/25

Both include meter hardware, accessories, software/setup, cellular service, and third-party installation labor. Florida sales tax is applied consistently.

### Ferguson (Neptune T10, Revised Quote)

- **Hardware + pits/antennas + year 1 cellular + setup/training: \$65,512.57**
- **Sales tax: \$3,980.76**
- **Total on Ferguson Quote: \$69,493.33**
- **Cellular years 2-20 (no escalation): \$31,922.28**
- **Installation labor (National Metering): \$11,800**

**20-Year Ferguson Total (0% escalation) = \$113,215.61**

### Avanti (Diehl HYDRUS + AquaCell)

- **Meters: \$78,163**
- **Accessories (connection sets/flanges): \$2,887**
- **AquaCell setup fee: \$1,000**
- **Subtotal: \$82,050**
- **Estimated sales tax (~6%): \$4,923**
- **20-year cellular service: Included (prepaid)**
- **Installation labor (National Metering): \$11,800**

**20-Year Avanti Total = \$98,773**

## Side-by-Side Comparison

Item	Ferguson (Neptune T10)	Avanti (Diehl HYDRUS)
Hardware + pits	\$53,949	\$78,163
Accessories	included	\$2,887
Setup/software	\$7,186	\$1,000
Year 1 cellular	included in \$69,493	included
Years 2–20 cellular (0% esc.)	\$31,922	included
Subtotal (before tax)	\$94,721	\$82,050
Tax (on quoted year-1 totals)	\$3,980.76	\$4,923 (est.)
Labor	\$11,800	\$11,800
20-Year Total (0% esc.)	\$113,215.61	\$98,773

### With Projected Cellular Escalation (Ferguson)

- 2.0% escalation → \$120,435.71 (vs. Avanti \$98,773)
- 2.5% escalation → \$122,531.30 (vs. Avanti \$98,773)
- 3.0% escalation → \$124,758.66 (vs. Avanti \$98,773)

### Key Findings

- Baseline (no escalation): Avanti is \$14,442 less over 20 years.
- With 2–3% cellular escalation: Avanti advantage grows to ~\$21,663–\$25,986 over 20 years.
- Ferguson's upfront is lower, but ongoing cellular subscription (and projected increases) drive its lifecycle cost higher.
- Avanti's model includes 20 years of prepaid cellular hosting.

### 5/8" Meter Cost Comparison (Per Unit, With Installation)

Assumptions: tax ~6.08%; install \$65 per meter; Ferguson setup (\$7,186) and Avanti setup (\$1,000) allocated over 117 meters; Ferguson cellular year-1 included, years 2–20 added; Avanti cellular prepaid.

Scenario	Ferguson / Neptune T10	Avanti / Diehl HYDRUS
Year-1 installed per unit (with tax)	\$520.01	\$676.29
20-yr total (0% escalation)	\$792.85	\$676.29
20-yr total (+2.0% cellular)	\$854.56	\$676.29
20-yr total (+2.5% cellular)	\$872.47	\$676.29
20-yr total (+3.0% cellular)	\$891.50	\$676.29

# VENDOR COMPARISON – FERGUSON WATERWORKS vs. THE AVANTI COMPANY

Prepared by: Bonnie Guenther

Date: September 16, 2025

## Snapshot

Topic	Ferguson Waterworks	The Avanti Company (Avanti)
Company Type	National waterworks distributor/integrator; Meter & Automation Group	Florida-based metering specialist/distributor (est. 1977)
Primary Stack	Neptune meters + Neptune 360 (cloud MDM); cellular AMI/AMR	Diehl HYDRUS ultrasonic + AquaCell cellular (prepaid bundles)
Commercial Model	Annual per-endpoint cellular subscription (recurring)	Long-term prepaid cellular (commonly 20-year)
Florida Presence	Multiple branches; broad logistics; Neptune authorized distribution	Avon Park HQ; regional focus/support
Typical Strength	Supply chain scale; Neptune ecosystem continuity	Ultrasonic performance + predictable cellular cost (prepaid)

## What Each Offers Our Projects

### Ferguson

- Neptune T10 residential and larger C&I options; cellular AMI endpoints.
- Neptune 360 platform with setup/training services.
- Strong local logistics; ease of sourcing parts and antennas/pits.
- Recurring annual cellular/data fees per meter; projected 2-3% annual increases.

### Avanti

- Diehl HYDRUS ultrasonic residential; AquaCell data service bundled.
- 20-year prepaid cellular commonly offered (known total cost upfront).
- Florida-centric support; focused metering expertise.
- Confirm billing/AMI data ingestion and any API mapping requirements.

## Pros & Watch-Outs

### Ferguson – Pros

- National distribution capacity; fast parts availability.

- Seamless adoption in Neptune-standard communities.
- Mature Neptune 360 platform; training & onboarding available.

#### Ferguson – Watch-Outs

- Ongoing annual cellular charges (administration + escalation).
- Long-term total cost higher vs. prepaid cellular models.

#### Avanti – Pros

- HYDRUS ultrasonic accuracy/low-flow performance; IP68.
- 20-year prepaid cellular simplifies budgeting; no renewal risk.
- Florida-focused service and metering specialization.

#### Avanti – Watch-Outs

- Ensure data pathway to billing/CIS is set (file mapper/API).
- Upfront meter price typically higher (offset over lifecycle).

### Quick Decision Matrix (unweighted)

Criterion	Ferguson	Avanti
Upfront Price (hardware)	Lower	Higher
Cellular/Data Over 20 Years	Recurring (↑ 2–3% proj.)	Prepaid (fixed)
Lifecycle Cost Predictability	Medium	High
Integration to Billing/CIS	Native to Neptune ecosystem	Confirm via AquaCell + mapping
Local Parts/Logistics	Very strong	Strong (regional)
Meter Tech	PD (residential T10) + options	Ultrasonic HYDRUS

### Recommendation & Next Steps

#### Recommendation

For lowest lifecycle cost and predictable budgeting, select Avanti / Diehl HYDRUS + AquaCell (20-yr prepaid), provided data integration to billing/CIS is confirmed. For communities standardized on Neptune, Ferguson / Neptune remains a strong alternative with awareness of recurring cellular costs.

#### Next Steps

- Confirm billing/CIS data flow (file formats/API; test import).
- Pilot install (3–5 units) to validate pit/antenna or connection set needs.
- Approve vendor and issue NTP; schedule installation and resident communications.



CUSTOMER SERVICE 1-800-284-5231

www.avanticompany.com

Quote #

TD-073025-03-02

## Quotation

22 South Lake Avenue  
Avon Park, FL 33825-3902  
[www.avanticompany.com](http://www.avanticompany.com)

Toll Free: 1-800-284-5231  
Fax: 863-453-0085  
E-Mail: [info@avanticompany.com](mailto:info@avanticompany.com)

Date	7/30/25
Terms	Net 30 days
Prices FOB	Factory
Delivery	*see email
Phone #	772-283-2363
Fax #	x 101 772-283-7785

We are pleased to quote the following:

Reference #	Meters
	Ultra-Sonic

Item	Quantity	Description	Unit Price	Total
A	84	5/8"X3/4" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, threaded spud end connection, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 3/4" connection sets	\$550.00	\$46,200.00
AA	84	1" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, threaded spud end connection, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 1" connection sets	\$14.00	\$1,176.00
B	16	1 1/2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 1 1/2" NPT. 2-bolt oval flange set	\$630.00	\$10,080.00
BB	16	2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 2" NPT. 2-bolt oval flange set	\$23.00	\$368.00
C	1	1 1/2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 1 1/2" NPT. 2-bolt oval flange set	\$1,083.00	\$1,083.00
CC	1	2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 2" NPT. 2-bolt oval flange set	\$79.00	\$79.00
D	16	1 1/2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 1 1/2" NPT. 2-bolt oval flange set	\$1,300.00	\$20,800.00
DD	16	2" Diehl-Hydrus V2 Ultra-Sonic Water Meter, NSF 61 Lead-free, with encoder output, standard Gallons, 9-dial Nicor connector, 2" 2-bolt oval flanged, includes AquaCell (Cellular) Endpoint (AQUACELL-I)+SUB-20YR-Prepay, *Includes: 20 years of Cellular/Hosting Fees Optional: 2" NPT. 2-bolt oval flange set	\$79.00	\$1,264.00
E	1	AquaCell one-time sub-metering Set-Up Fee *does not include billing interface	\$1,000.00	\$1,000.00

**Plus Freight**

Quoted By:

( Tim Devlin ) / Accepted By:

\$82,050.00

Prices quoted above are current prices in effect and are subject to acceptance within 30 days from the above date, and are firm on an order resulting from this quote scheduled to ship within 60 days from date of order entry. All items quoted will be produced in strict accordance to any Government Regulation in effect including Fair Labor-Standards Act, OSHA, and Equal Employment Opportunity Executive orders. Delivery schedules are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control.

FEL - RIVIERA BEACH WW #1208  
 3697 INTERSTATE PARK RD S  
 RIVIERA BEACH, FL 33404

Phone: 561-844-3222  
 Fax: 561-848-7001

**Deliver To:**  
**From:** Benjamin Jacobs  
 benjamin.jacobs@ferguson.com  
**Comments:**

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Page 1 of 3

FEL-POMPANO BEACH, FL WW #125

Price Quotation

Phone: 561-844-3222  
 Fax: 561-848-7001

**Bid No:** B594995  
**Bid Date:** 06/16/25  
**Quoted By:** BHJ

**Cust Phone:**  
**Terms:** CASH ON DEMAND

**Customer:** METER QUOTES FOR CONTRACT

**Ship To:** CUSTOMER PICK-UP

POMPANO BEACH, FL 33069

**Cust PO#:**

**Job Name:** T10 CELL - CONQUEST

Item	Description	Quantity	Net Price	UM	Total
	NEPTUNE T10 PD METER CELLULAR AMI OPTION =====				
	QUOTE INCLUDES NEPTUNE'S 5% GLOBAL TRADE SURCHARGE =====				
PT-TARIFFS2025	Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes --- PT-TARIFFS2025 --- =====	1		EA	
	BUDGETARY PROPOSAL CONQUISTADOR HOMEOWNERS ASSOCIATION STUART, FL --- =====		0.00		
	NOTE: THIS PROPOSAL DOES NOT INCLUDE THE INTEGRATION COST OF AN EXISTING BILLING CIS NOR PROVIDES A BILLING SOFTWARE FERGUSON DOES PROVIDE				

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<https://survey.medallia.com/?bidsorder&fc=125&on=75490>



Fax: 561-848-7001

18:04:26 JUL 16 2025

Reference No: B594995

Item	Description	Quantity	Net Price	UM	Total
INSTALLATION - PROPOSAL DOES NOT INCLUDE ANY INSTALLATION COSTS FROM FROM THIRD-PARTY INSTALLER					
=====					
COMPLETE 5/8"X3/4" T10 PD METER WITH CELLULAR R900 AMI OPTION					
SP-NED2B31RPHG21S	5/8"X3/4" T10 PD PROCODER USG	84	157.800	EA	13255.20
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	84	7.890	EA	662.76
N13966400	PIT W/ INT ANTENNA 6 FT CBL POTTED	84	175.000	EA	14700.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	84	8.750	EA	735.00
***ANNUAL NEPTUNE 360 SUBSCRIPTION FEE ***					
N13980301	N360 CELL DATA PLAN - 1-500	84	14.360	EA	1206.24
=====					
1" T10 PD METER WITH CELLUILLAR AMI - PRICE PER					
NED2F21RPHG21S737	1 T10 P/R MTR BRZ USG 6	16	327.800	EA	5244.80
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	16	16.390	EA	262.24
N13966400	PIT W/ INT ANTENNA 6 FT CBL POTTED	16	175.000	EA	2800.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	16	8.750	EA	140.00
N13980301	N360 CELL DATA PLAN - 1-500	16	14.360	EA	229.76
=====					
1.5" FEM THRD T10 METER CELLULAR AMI - PRICE PER					
NED2H21RPHG21S635	1-1/2 T10 USG PC PAD FIP	1	686.000	EA	686.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	1	34.300	EA	34.30
N13966400	PIT W/ INT ANTENNA 6 FT CBL POTTED	1	175.000	EA	175.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	1	8.750	EA	8.75
N13980301	N360 CELL DATA PLAN - 1-500	1	14.360	EA	14.36
=====					
2" FEM THRD T10 PD CELLULAR AMI METER PRICE PER					
NED2J21RPHG21S635	2 T10 USG PC PAD FIP MTR	16	893.000	EA	14288.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	16	44.650	EA	714.40
N13966400	PIT W/ INT ANTENNA 6 FT CBL POTTED	16	175.000	EA	2800.00
FMAGTRADESURNEP	NEPTUNE TRADE SURCHARGE FEE	16	8.750	EA	140.00
N13980301	N360 CELL DATA PLAN - 1-500	16	14.360	EA	229.76
=====					
ANNUAL NEPTUNE 360 SAAS MDM SOFTWARE AND ONE-TIME CHARGE FOR FILE VALIDATION, FILE MAPPER, AND ONSITE TRAINING					
N14099001	NEPTUNE 360 SET-UP FEE	1	2810.000	EA	2810.00
N14099003	NEPTUNE 360 ON-SITE TRN	1	2000.000	EA	2000.00
=====					
WILL NEED TO CONFIRM IF FILE MAPPER CONFIGURATION IS NEEDED					

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Reference No: B594995

N14099007	NEPTUNE 360 FILE MAPPER CONFIG FEE	1	2376.000	EA	2376.00
			<b>Net Total:</b>		\$65512.57
			<b>Tax:</b>		\$3980.76
			<b>Freight:</b>		\$0.00
			<b>Total:</b>		\$69493.33

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>

Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with "NP" in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

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complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=125&on=75490>



### Year-1 Installed Cost (per 5/8" meter, with tax)

Vendor	Components Included	Total Year-1 per Unit
Ferguson / Neptune T10	Meter + trade surcharge, pit + trade surcharge, year-1 cellular, allocated setup, install, tax	\$520.01
Avanti / Diehl HYDRUS	Meter, 3/4" connection set, allocated setup, install, tax	\$676.29

NOTE: As irrigation credits are being reported to the City of Stuart and credits are being applied to your water/sewer bill, if the amount of irrigation water being read is low because the meter calculating usage is old and reading incorrectly low, the credit being applied to your bill will also be low; Therefore, using newer meters that read accurately benefits all who use irrigation meters.