

CONQUISTADOR CONDOMINIUM BUILDING V
ANNUAL MEETING MINUTES
November 20, 2025

The annual meeting of Condo V was called to order by President Charles Encarnation at 3:08pm.

Board of Directors Present:

Charles Encarnation, President, via phone
Laura Ronayne, Vice President
Diane Encarnation, Treasurer, via phone
Janet Campbell, Secretary

Others Present:

Diane Valenti
Mary Harrell
John Eikenberry
Roxana Scaffidi
Ginny Garlock
Sally Pearson
John Harrell
Richard Ranere
Bonnie Guenther, CHA General Manager

Secretary's Report: Janet Campbell, Secretary reported:

There will be no voting at this meeting, therefore, we do not need a quorum present; however there are 10 homeowners present.

Janet Campbell asked if there are there any additions or amendments to the minutes to our 11/21/2024 Annual Meeting. Being none, Janet moved that we dispense with the reading of and approve the November 11, 2024 minutes. Motion was seconded by Laura Ronayne. Motion passed unanimously.

2025 fiscal year expenses: Charles Encarnation, President reported:

There were no assessments for this year. Our expenses were:

Accurate Concrete, replaced sidewalk sections	4,206.00
Van Jacobs, repaired sidewalk, window seal	680.00
Go Local Electric replaced walkway lights	933.00
Go Local electric removed two hanging lights and replaced main entrance lights	1,075.00
Bingman Painting for repair of ceiling 103	2,850.00
Van Jacobs replaced Rear Atrium framing of window and door and painted same	1,390.00

Anthony Screen Works replaced rear Atrium screening of window and door 590.00

President's Proposed 2026 fiscal year expenses: Laura Ronayne, Vice President reported:
Whiting Roofing will repair leaks in the atrium and Laundry Room
Whiting Roofing will repair soffit covering to 103
The board decided not to seal and stripe the driveway until after Blue Stream fiber and FPL finish their projects.

Treasurer's Report: Diane Encarnation, Treasurer reported:
We now have reserves in the amount of \$143,675.00 which makes us fully funded. The dues went up approximately 6%.
A slight discrepancy occurred when we voted on the 2026 Budget. The correct numbers are:

Budget:

Type A units - all inside units \$ 894/month

Type B units – 101,102,107,108 \$ 935/month

Type C units – 1 bedroom \$ 708/month

Type D units – 3 bedroom \$1,080/month

We will have a vote to approve these numbers at the BOD meeting immediately following our Annual Mtg.

Secretary's Report – Janet Campbell reported:
5 Notices on Intent to Run were received. We do not need a vote to approve the 2026 BOD, because there are equal volunteers for positions. Our Board of Directors for 2026 fiscal year will be Laura Ronayne, Diane Encarnation, Janet Campbell and Tina Dessio and Ginny Garlock

All pertinent information regarding Condo 5 will be available on our website. Sign on information is:

ConquistadorLiving.com

Resident Login

User name: CLUBHOUSE

Password: Bldg51800

CHA Report - Laura Ronayne, Vice President reported:
Water meters will be replaced for more accurate readings
Clubhouse pool furniture will be refurbished
Landscaping around the grass area at the entrance has been completed
Bocce Ball court was approved
Truck parking vote will be addressed at the CHA annual meeting
The lighting holiday project will no longer be financed through donations. Now part of CHA budget

ARC has changed its requirement for approval for new a/c units in the condos. Anyone replacing A/C units in the condos should review ARC Regulations and forms
Renovation of the bathhouse at clubhouse pool is complete
Painting of card room and exercise room is complete
New chairs were purchased for the card room
The divider in the card room was repaired rather than replaced
Bonnie Guenther, CHA General Manager reported: Blue Stream fiber will complete installation work this week, will hold town meetings for our information and instructions, Blue Stream reps will be coming into our units to check signal strength, and will go live with internet service including television on March 1
FPL project is still on the horizon.

Landscaping Committee: Diane Encarnacion reported:
Please consider a donation \$20 for landscaping maintenance to be given to Laura or Janet
We will be putting down new mulch, work to begin shortly.

Social Committee: Diane Encarnacion reported:
Please look at the bulletin board to see upcoming events
I'm asking that posters of Social events be hung in the lobby

Old Business: Janet Campbell reported:

We have had several donations from homeowners for improvements in the atrium.
Please complete a new Homeowner's Contact Sheet. Information may change and we are asking who will be cleaning your a/c and checking your apartment while you are not in residence. Please be neat.

New Business: Laura Ronayne reported:

The leaks in the Atrium corners along the ceiling will be addressed shortly
Sally Pearson volunteered to be our LRA1 representative for this year. Diane Encarnacion will be the alternate. The only things left on the docket from last year, are the drainage in the yard and fence painting.
Roxana Scaffidi volunteered to be a CHA Representative alternate for next year. The only qualification is a State mandated course which is taken on line.
Reminder: clean your A/C lines every other month. Please indicate on the contact sheet who will be doing this for you while you are away
We need a lobby committee to help with plant care. Diane Encarnacion volunteered, Tina Dessio was appointed by Laura Ronayne. Please sign up to help
All minor repairs (example bulbs out) should be reported to Rick Ranere who will be our contact person for maintenance. Rick's #: 954 494-0963. Large problems should be

addressed to a Board member. Diane Valenti has a problem with wood rot. Bonnie will notify Dan

Lock Box: Diane, Laura, Janet and Rick all have keys to the lock box should an emergency arise

Laura led a discussion on removing the hot water heater from the laundry room. John Harrell volunteered that in order to extend the life of the heater, he will drain and refill it.

We have special thanks to the following people:

Tina for making our new cushions in the lobby

Rick, Janet, Laura, Ginny and Tina for painting the lobby

A special thanks to Charlie Encarnation for being our Assistant Treasurer for two years and president for the past four years. The new BOD is blessed with receiving a building in excellent

condition and a budget that will see us through many years because of his conscientious leadership. THANK YOU CHARLIE

If there is anyone interested in painting the second and third floors wood and trim, please volunteer. Diane Valenti, Rick Ginny, Laura and Janet volunteered for the painting committee.

We will post sign up sheets for the Painting and Lobby care, PLEASE Volunteer, we need your help

Christmas decorating of the atrium will be on Dec 6 at 9 am. We encourage everyone to participate.

Questions from the floor: Laura asked if there are any questions from the membership. What happens or before on March 1? Bonnie responded Blue Stream will go live, test everyone's signal strength. Before then we will have town meetings about how to use equipment, what to do if you want an internet land line. The old boxes are garbage after March 1. The only other equipment we will need is TiVo, which will be supplied by Blue Stream. You will plug this into your TV. As of March 1, Blue Stream will be supplying ALL internet needs: internet, TV and phone lines. AT&T will be no longer!

Question re pets and when was that decision made. Laura Ronayne answered that we had a vote on allowing pets a few years ago, this was soundly voted down.

Being that there were no further questions, Janet Campbell, Secretary moved that the meeting be adjourned. Motion was seconded and passed unanimously.

Meeting was adjourned at 4:00pm.

Charles Encarnation

President

Janet Campbell

Secretary