

Conquistador Condominium VIII Association, Inc.

Building VIII Annual Membership Meeting

Wednesday, November 19, 2025 – 6:00 PM

The meeting was called to order by Martha Gorton, President at 6:00 PM.

Directors Present: Martha Gorton, President; Luanne Dwyer, Vice President (via phone); Tom Pirrone, Vice President (via phone); David Sherlock, Vice President; and Anne Immesberger, Secretary/Treasurer.

Members Present: Carolyn & Peter DeMarco, Gail Enkey, Ed and Joy Hale, Gosia & Richard Kinney, Lance & DJ Mar, Joe and Jan Molloy, Elizabeth Sherlock, and Deborah Pirrone (via phone). There was a quorum present.

Minutes of the November 20, 2024, Annual Membership Meeting were previously distributed to the members. A motion to dispense with the reading of the minutes and approve them as written was made and seconded. Motion was carried.

TREASURER’S REPORT

Ms. Immesberger reported that as of October 31st, we are still in a good financial position. According to our financial statements for this period, we have \$142,757 cash on hand, and our Net Loss is \$2,109.

Confirmation of Directors and Officers

Martha Gorton announced she received no notice of intent to run for election from any unit owner after the “First Notice of Election” was sent to all members. Therefore, the current members of the Board of Directors will continue to serve. The officers for the Board of Directors are:

Martha Gorton – President
Luanne Dwyer – Vice President
Tom Pirrone – Vice President
David Sherlock – Vice President
Anne Immesberger – Secretary/Treasurer

Presentation of the 2025 Budget

Anne Immesberger reported that the Board has approved a budget for 2025, resulting in the following monthly assessments:

Units A – from \$824 to \$831

Units B – from \$860 to \$869

Unit C – from \$655 to \$660

Unit D – from \$992 to \$1,003

She continued, the Board worked diligently with much discussion regarding the level of increase this year. We were determined to keep it to a minimum and yet maintain a fully funded budget that would keep us in compliance with the state’s requirements. This was made possible because of a substantial decrease in our insurance costs and a well-funded reserve.

We also wanted to ensure (as much as possible) that we could maintain this level of assessment. However, due to pending legislation that may become mandatory next year, we may face an increase or at least vote to redistribute our reserves by line-item next year. We don’t believe that an increase, if needed, will be substantial, but we will know more once the legislature has taken a course of action.

Of course, there will probably be some minor increases due to rising costs; however, the current budget's level of assessment will provide a sound foundation for maintaining and operating our building.

New Owners

The new owners are:

Brian and Robin Celatka, Unit 301
Dan and Jackie Dement, Unit 106
Ron and Deb Santee, Unit 108

Social Events

Beth Sherlock reported on upcoming social events. They were:

Tree Lighting (11/22)
Lecture Series (1/21)
Trivia Night (1/28)
Welcome Baack Party (1/29)
Super Bowl Party (2/8)
Lecture Series (2/18)
Night at the Races (2/21)
Trivia Night (2/25)
Art Show (2/28)
Murder/Mystery (3/12)
Lecture Series (3/18)
Trivia Night (3/25)
Fashion Show (3/30)
End of Season Party (4/16)

Details of these events will be forthcoming.

CHA Annual Meeting

Martha reminded members to cast their votes for the items on the CHA Annual Meeting's agenda. The meeting will be held on 12/5/25.

Building 8 Projects

Martha reported on the completed atrium project and complimented the committee who did a great job in updating our atrium and laundry room. She also commented that the painting of the hallway walls and installation of new baseboards really enhanced the appearance of the common areas. The roof railing was installed, and the rust on the mansards had been addressed.

She continued, there were additional projects in the planning stage. The front door needs replacement or repair, and the Board will investigate the possible alternatives and request bids for this project. The wood on the exterior of the building will need to be replaced, and the building will then be painted. This work is slotted for 2027. Discussion followed regarding the cost experienced by Building 6 for this work. While not totally completed, it is estimated that Building 6's cost will be somewhere around \$90,000.

CHA Projects

Martha reported that the TV and Internet services that were contracted with Blue Stream should begin sometime in February. The street lighting project is getting closer to commencement. The water meters are going to be updated so


that we get a more accurate accounting of water usage per building. Also, drainage infrastructure issues will need to be addressed.

Discussion

The Conquistador website is up and running. All members are encouraged to use the website to keep up to date on events at Conquistador. Minutes of various meetings, calendars, and forms usually obtained at the office are accessible via the website. The website address is conquistadorliving.com. If a member needs the password, please contact Martha Gorton.

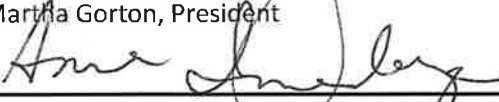
ADJOURNMENT

There being no further business a motion to adjourn was made, seconded and approved unanimously and the meeting was adjourned.

 11-22-2025

Martha Gorton, President

Date

 11-22-2025

Anne Immesberger, Secretary/Treasurer

Date

Conquistador Condo VIII

Budget Period:

January 1 - December 31, 2026 Revised

		Monthly	Annually	
OPERATING BUDGET:				
CHA Regular Monthly Assessment		4,956	59,472	
Trash Removal		561	6,732	
Building Maintenance Expenses:				
Labor Charge		1,284	15,408	
Grounds Maintenance		233	2,796	
Extermination		220	2,640	
Elevator Maintenance		366	4,392	
Telephone Entry System		30	360	
Supplies & Other Expenses		1,233	14,796	10% increase
Water		1,146	13,752	10% Increase
Sewer		752	9,024	10% Increase
Electricity		760	9,120	4.3% Increase
Limited Recreation Area Expenses		983	11,796	
			0	
Total Operating Expenses		12,524	150,288	

RESERVE BUDGET:				
SIRS		2,986	35,832	
NON-SIRS		0	0	
LRA		986	11,837	Fully Funded
Property & Liability Insurance		1,215	14,580	
Flood Insurance		675	8,100	
Total Reserves		5,862	70,349	

INCOME:				
Other Income		0	0	
Laundry Receipts		81	972	
Total Income		81	972	
TOTAL BUDGET		18,305	219,665	

PROOF

MONTHLY MAINTENANCE RATES BY APARTMENTS

Type	A	B	C	D
75				
Rate	756	794	585	928
w/ Blue Stream	75	75	75	75
Total Maintenance Fee	831	869	660	1,003
Unit #	All	101	304	302
	Other	102		
		107		
		108		

Type	#	Ownership
A	18	4.13253
B	4	4.33736
C	1	3.19462
D	1	5.07043

PROOF:	13,617	3,176	585	928	18,305
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*Only change yellow cells. All others should not be changed or are formulas.