

**SECOND NOTICE OF ANNUAL MEETING  
OF CONQUISTADOR CONDOMINIUM VIII ASSOCIATION, INC.**

**TO ALL MEMBERS:**

On **Wednesday, November 19, 2025, at 6:00 PM**, in the **Clubhouse Cardroom**, located at **1800 SE St Lucie Blvd, Stuart, FL 34996**, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. You may also attend via Zoom by registering in advance at <https://us06web.zoom.us/meeting/register/LC5ZsU9gQO-XbilTIVfGog>. After registering, you will receive a confirmation email containing information about joining the meeting.

The agenda for the Annual Meeting is:

1. Certifying Quorum - Roll Call.
2. Proof of Notice of Meeting or Waiver of Notice.
3. Reading of the Minutes of Preceding Meeting.
4. Reports of Officers.
5. Reports of Committees.
6. Unfinished Business.
7. New Business: **2026 Budget**
8. Adjournment.

**Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.**

**VOTING BY PROXY**

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **general proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit
2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **Conquistador HOA, 1800 SE St Lucie Blvd, Attn Office, Stuart, FL 34996**, via email to: **manager@conquistadorliving.com**, or via facsimile to: **772-283-7785**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

ELECT/NO

5. A **proxy form** is enclosed with this notice for your use, if needed.

Please be sure to mail in your proxy, unless you plan to attend the Annual Meeting to cast your votes in person .

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - Elect Officers
4. Adjournment.

Date: 11/5/25

**BY ORDER OF THE BOARD OF DIRECTORS**

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**Anne Immesberger, Secretary**

ELECT/NO

**Conquistador Condo VIII**

**Budget Period:**

**January 1 - December 31, 2026** Revised

		Monthly	Annually	
<b>OPERATING BUDGET:</b>				
CHA Regular Monthly Assessment		4,956	59,472	
Trash Removal		561	6,732	
<b>Building Maintenance Expenses:</b>				
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	
<b>Total Operating Expenses</b>		<b>12,524</b>	<b>150,288</b>	

<b>RESERVE BUDGET:</b>				
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	
<b>Total Reserves</b>		<b>5,862</b>	<b>70,349</b>	

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

**PROOF**

**MONTHLY MAINTENANCE RATES BY APARTMENTS**

75					
Type	A	B	C	D	
Rate	756	794	585	928	
w/ Blue Stream	75	75	75	75	
<b>Total Maintenance Fee</b>	<b>831</b>	<b>869</b>	<b>660</b>	<b>1,003</b>	
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

<b>PROOF:</b>	13,617	3,176	585	928	<b>18,305</b>
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**PROOF**

**\*Only change yellow cells. All others should not be changed or are formulas.**