

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, November 11, 2025

MEMBERS PRESENT:

Martha Gorton, 1st V.P.
Joe Endress, Treasurer
Jan Barnes, Secretary

OTHERS:

Bonnie Guenther, Manager
Others in attendance (see attached)

MEMBER ABSENT:

Renee Drentkiewicz, President

Zoom Attendees:

Patricia Kelvasa
Doug Rose
Anne Albee
Gigi Croom
Robert Schappert

The Executive Committee Meeting with Zoom was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Joe Endress to approve the minutes of the Executive Meeting on September 9, 2025. The motion was seconded by Jan Barnes and unanimously approved.

Treasurer's Report: Joe Endress—see attached.

Manager's Report: Bonnie Guenther—see attached.

Old Business:

FPL Lighting Project update: This was included in the Manager's report.

New Business:

Drainage report: Bonnie Guenther—see attached

Comments on agenda items:

- * **Pati Kelvasa (7-303):** Pati questioned the flooding behind Building 7 if it could be looked at. Bonnie replied that it will be addressed when the roads are updated. Martha thanked her.

- * **Deborah Pavlic (11-308):** Deborah asked if the proposed drainage issue on the Plaza area was on our property or county land. Bonnie responded that it is on our property. Deborah also recommended that some WD40 be applied to the dividers in the Card Room. Bonnie replied that she will ask Dan to take care of that.

There being no further business at this time, a motion was made by Joe Endress and seconded by Jan Barnes to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:47 am.

Jan Barnes

Jan Barnes

Jan Barnes, Secretary

Martha Gorton

Martha Gorton

Martha Gorton, 1st Vice President

11/11/25 Executive Committee Meeting Sign In

Printed name	Signature
Bill Cloup	W. Cloup
Lyonne Dwyer	L. Dwyer
JAY WAREFORD	J. Wareford
Julie Fall	Julie Fall
Jim Kutz	Jim Kutz
Deborah Kutz	Deborah Kutz

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING**

Tuesday, November 11, 2025

9:30 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT

MANAGER'S REPORT

OLD BUSINESS: FPL Lighting Project Update – Bonnie Guenther

NEW BUSINESS: Drainage Report – Bonnie Guenther

Discussion Item:

Comments on agenda items:

POSTED: 11/6/25

ZOOM LINK:

Topic: Exec Meeting [In-person]

Time: Nov 11, 2025 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83584641839?pwd=UbakvBPINWqKl3rbOpGpG5I0mJ3pXW.1>

Meeting ID: 835 8464 1839

Passcode: 889280

One tap mobile

+13052241968,,83584641839#,,,889280# US

+13092053325,,83584641839#,,,889280# US

Join instructions

[https://us06web.zoom.us/join/83584641839/invitations?signature=aYjltOSWbEa PE5W-ncaz168I34W2fpUH44Uc4mhewE](https://us06web.zoom.us/join/83584641839/invitations?signature=aYjltOSWbEa%20PE5W-ncaz168I34W2fpUH44Uc4mhewE)

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
SEPTEMBER 2025

FINANCIAL ANALYSIS:

As previously stated, while we are currently negative to our Annual Plan, we do anticipate that we will be within our Annual Plan by year-end.

Under **General Common Areas, North Wall Irrigation**, we experienced some needed repairs around the Gatehouse and along the north wall. This amounted \$2,315.84.

Also under **General Common Areas, Dock**, we replaced the life ring and finalized the dock gate with an extension wall on the north side of the gate and further bracing on the south side of the gate.

Under **Clubhouse, Other Expenses**, we moved the pool table to the cardroom and had it releveled, this amounted to \$450. Additionally, we repaired a coil leak in the north cardroom air handler at a cost of \$1,180. We also purchased replacement poker table chairs at a cost of \$464.37.

Due to a mistake in the DirectTV billing, we received no billing statement for September. This will be corrected in October.

For the month, we ended positive to the Annual Plan by \$5,031.45. We are now only \$4,610.48 negative to the Annual Plan through September.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF OCTOBER 1, 2025)

\$188,435.43	SouthState Bank Checking Account
\$685,309.87	SouthState Bank Money Market Account
<u>\$279,556.09</u>	Synovus Business CD
\$1,153,301.39	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
AUG/SEP 2024	1,162,500	973,002	189,498	16.3
AUG/SEP 2025	1,285,300	1,048,661	236,639	18.4

Manager's Report
Executive Committee Meeting
November 11, 2025

- FPL Updates: FPL has ordered the poles and lights and are reporting that the equipment should be arriving in early December, however, we do not have a firm installation date yet.
- Blue Stream Fiber Update: Blue Stream has been on property continuing installation. As of today, they have two more condo buildings to complete and are still working in CHA common area and around the homes.

There have been a couple interruptions of internet service because as Blue Stream is digging, they have hit some AT&T fiber optic cable. The reason this has happened is because AT&T had no tracers on their fiber optic lines. Blue Stream has been quick to repair the damaged line. When digging by the homes, they will be knocking on homeowner doors before they leave the area to ask if the homeowners still have service.

Please be patient and kind to them as they have been great to work with.

- Clubhouse Bathhouse Renovation Update: The bathhouse bathrooms are complete except for a few items; for example, the pool room door as it is still in transit, and women's room outside shower basin is being refinished. The project turned out great. We will also be adding some additional touches to the area. Thanks for all your patience.
- Cardroom Room Dividers: The Cardroom room dividers have been refurbished. Please be gentle with them as they are still aged, but they are functional and look fresher. The room can now host two groups at one time.
- Annual & Budget Meetings: Most condo buildings have had their budget meetings and will have their annual meetings in two weeks.
- **CHA's annual meeting is on December 5th at 10AM in the Ballroom.**

Voting is being done through the platform, [Vote HOA Now](#). You will be sent a registration link via e mail. Please follow the prompts to place your votes.

This year's votes are on the following issues:

- 1. Allowing pickup trucks**
- 2. Raising hedge heights**
- 3. Making the installation of pool fences mandatory with new pool installations**
- 4. Partial or fully funded CHA reserves**

If you have any questions regarding any of the votes, please contact the office.

Drainage Report

Bonnie Guenther

Sunshine Land Design was contracted to map the stormwater drains and to assess their useful life and functionality.

The following areas were reported and discussed:

- Outlet drainage at Plaza on west side of St Lucie Blvd (CHA common area); An independent contractor will be hired to camera the line for a second opinion.
- The drainage box on the corner of Camino Real and Rinconada (CHA common area)
- The drainage box on the corner of Coronado and Rinconada (CHA common area)
- The dummy box at the corner of Gran Via and Coronado (CHA common area); This area is of great importance.
- Drainage at LRA1 (responsibility of bldgs. 1-5)
- Drainage behind building 10 (responsibility of bldg. 10)

The report is being revised to list items in order of importance, and a couple items are being added. In addition, some pricing is being negotiated.

When the report is complete, it will be posted online.

The CHA common area repairs will be funded by the infrastructure reserves.

