

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, January 13, 2026

MEMBERS PRESENT:

Renee Drentkiewicz, President
Bill Cloud, 1st V.P.
attached)
Martha Gorton, 2nd V.P.
Joe Endress, Treasurer
Jan Barnes, Secretary

OTHERS:

Bonnie Guenther, Manager
Others in attendance (see

Zoom Attendees:

John Mitchell
Karen Thomas
Anne Allbee
Jim LaFrance

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 of November 11, 2025. The motion was seconded by Martha Gorton and unanimously approved.

Treasurer's Report: Joe Endress— see attached.

Manager's Report: Bonnie Guenther—see attached.

Old Business:

Blue Stream — Renee Drentkiewicz. Renee reported that as of last Friday, 153 people have registered to hook up their service. Blue Stream was very impressed with how smooth it is going. Please refer to the attached Blue Stream handout for information to schedule an appointment for connection. Blue Stream will officially begin on March 1, 2026.

Bocce Ball Court — Renee Drentkiewicz. The court is almost complete. They are finishing up with pavers. When it is finally finished, it is open to all. As reported in Bonnie's report, John Calabro will be heading up his group.

New Business: (none)

Discussion Item: (none)

Comments on agenda items:

* **Mona Gerard (homes):** Mona thanked the Board for their time and their talent. She asked for clarification on the pool bathroom locks, the surge of the main pool's transformer, and FPL's involvement in this situation. Bonnie responded that the voltage issue with FPL has been resolved. She is now working on the replacement of the pump and the warranties and will then file a claim with FPL, if necessary. Bonnie also reminded us that there are two other working pools that can be accessed until this is resolved. Mona agreed that the title change for the new office worker to "Administrator Assistant" was appropriate for the position. Renee thanked her.

* **Doug Rose (2-304):** Doug asked about the disposition of the old AT&T equipment. Renee responded that Bonnie is in the process of investigating that and will pass on the information to the community. He also mentioned that the Blue Stream installation went very smoothly in his building.

There being no further business at this time, a motion was made by Bill Cloud and seconded by Joe Endress to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:44 am.

Jan Barnes

Renee Drentkiewicz

Jan Barnes

Renee Drentkiewicz

Jan Barnes, Secretary

Renee Drentkiewicz, President

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

Tuesday, January 13, 2026

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: Blue Stream – Renee Drentkiewicz
Bocce Ball Court – Renee Drentkiewicz**

NEW BUSINESS: NONE

Discussion Item:

Comments on agenda items:

POSTED: 1/8/26

ZOOM LINK:

Bonnie Guenther is inviting you to a scheduled Zoom meeting.

Topic: Executive Committee Meeting 1/13/26

Time: Jan 13, 2026 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86449948893?pwd=oK3s3ZaSnXIKcEgKPDT65gvUUw4zzM.1>

Meeting ID: 864 4994 8893

Passcode: 927970

One tap mobile

+13052241968,,86449948893#,,,,*927970# US

+13126266799,,86449948893#,,,,*927970# US (Chicago)

Join instructions

<https://us06web.zoom.us/join/86449948893/invitations?signature=GzfARk5fdfgFNSYTIo8DIT-LHG8vpWboPjd6mmr8bls>

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

FINANCIAL ANALYSIS:

November continued our trend to be at or under the Annual Budget. The following is an explanation of the expenses that are in excess of the Annual Budget.

In **General Common Area-Grounds Maintenance** two expenses occurred in the month of November, our monthly Allgreens contract and our quarterly lawn treatment which put us over budget by \$980.

In **General Common Area-Other Expense** our final payment for the Holiday Outdoor lighting was paid amounting to \$2,887.40.

In **General Common Area-Landscape Expense** our mulch project amounted to \$6,300.

In **Clubhouse-Pool Supply & Expense**, we replaced the bathhouse restroom door locks at a cost of \$1,326.80.

All in all, November showed a slight positive variance of \$621.81, and year to date we are at \$1,037.08

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF DECEMBER 1, 2025)

\$309,993.93	SouthState Bank Operating Account
\$543,757.40	SouthState MMKT Account
<u>\$272,358.74</u>	Synovus Business CD
\$1,143,948.09	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
OCT/NOV 2024	1,320,000	1,283,834	36,666	2.8
OCT/NOV 2025	1,267,800	1,164,613	103,187	8.1

Manager's Report
Executive Committee Meeting
January 13, 2026

- The Clubhouse pool bathhouse had an issue with excessive voltage coming from the transformer which seems to have irreparably damaged the pump. Without the pump, the pool cannot be open. The pool pump is under warranty, and the warranter has been contacted. I am in daily contact with the pool company that sold us the pump.
Until it is fixed, you are welcome to use the other two pools.
- FPL Update:
Bollard Installation (east side of St Lucie Blvd): Ready for construction; Materials are in stock: Installation date in March 2026.
Community Installation: In final design phase; I will have more information next week.
- The bocce ball court has been installed. Renee will finish the update. John Calabro is starting a bocce ball league. Please contact him if you are interested in joining.
- The office is **extremely busy** as all 2026 budget information must be changed in the accounting system. Virtually, everything needs to be changed at the end of the year.
In addition, I am setting up residents in Propay if they need help registering. I can set residents up by phone or in person. I am glad to help. Currently, we have 313 residents set up within the system. Please watch to see if your initial payment has deducted from your account as the payment account is authenticated by the bank before the first payment is withdrawn. If it has not withdrawn, please contact me via e mail manager@conquistadoliving.com.
Furthermore, I am working with an auditor who is auditing fiscal year 2024 for Conquistador HOA.
I will be preparing all W-2's and 1099's for all associations as well as filing all required 941's, 940's, and RT-6's.
Finally, I will be preparing to close out 2025 so that all taxes can be completed for all associations
- If you need to contact the office for anything other than an emergency, please contact us via e mail rather than phone calls. As I noted earlier, we are extremely busy in the office, and I will respond more quickly via e mail.
- We have a new administrative assistant, Claudine LoForte in the office. She is learning quickly. I hope to have her with us for a very, very long time.



Conquistador, It's time to get started!

Register for Services and Pick your Installation Date.

It is time to register for your installation appointment with a Blue Stream Fiber representative. This is required in order to set up your Internet and TV services and select an installation date and time. You will have the opportunity to learn more about the services and upgrade packages available to your community!

Option 1: On-Site Consultation in Clubhouse

You can use the link below or scan the QR Code to the right to sign up for an on-site appointment during your registration period on **January 7 - 9, 2026, 9 AM - 12 PM and 1 PM - 5 PM.**

<https://bit.ly/Conquistador-Registration>



Option 2: Call-In to Register for Services

You can begin calling in to your dedicated community phone number **772-228-4114** starting **January 7, 2026**. Please do not call prior to that date.

We are thrilled to be welcoming you as a customer and can't wait for you to enjoy your new world-class Blue Stream Fiber services!