

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
Tuesday, February 17, 2026

**MEMBERS PRESENT:**

Jim Kurtz, Bldg. 1  
Bill Cloud, Bldg. 2  
Marge Drury, Bldg. 3  
Rick Cass, Bldg. 4  
Janet Campbell, Bldg. 5  
Renee Drentkiewicz, Bldg. 6  
Patricia Kelvasa, Bldg. 7  
Martha Gorton, Bldg. 8  
Vince Stapleton, Bldg. 9  
Jan Barnes, Bldg. 10  
Deborah Pavlic, Bldg. 11  
Dan DeHaven, Bldg. 12  
Joe Endress, Homes 1  
John Calabro, Homes 2 (absent)  
Suzie Heimburger, Homes 3

**OTHERS:**

Bonnie Guenther, Manager  
Others in attendance - see attached

The Board of Directors' meeting was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and Renee Drentkiewicz asked for a motion to approve the minutes of the Board meeting January 20, 2026. Deborah Pavlic objected and wants to make a change as her original motion was, "accept checks as the alternate method." The minutes did not reflect her initial motion, and she would like to have her name removed from the printed minutes. She suggested that the motion should add "checks." Rick Cass moved that the approval of the 1/20/26 minutes be put off to the March Board meeting. Suzie Heimburger seconded. All approved. Motion passed. Patti Kelvasa made a motion to have two Board Members listen to the zoom recording in Bonnie's office and report back to the BOD in March and make changes if needed. Marge seconded. 100% approved. Motion passed.

**COMMITTEE REPORTS:**

Architectural Review Committee: Bonnie Guenther — See attached

Rules and Regulations Committee: Renee Drentkiewicz

This committee was an "ad hoc" committee and no longer exists. The Executive Committee will be responsible for updating the document.

**Committee Acknowledgements: Marge Drury – See attached**

**Treasurer's Report: Bonnie Guenther – See attached**

**Manager's Report: Bonnie Guenther—See attached**

**Old Business:**

**FPL – Bonnie Guenther reported that FPL will begin installing the end of March and start with the property across the street where the dock is.**

**New Business:**

**Airport Noise and Expansion – Renee Drentkiewicz: – See attached**

**Landscaping – Bonnie Guenther: Bonnie addressed the recent freeze damage of our community's landscaping. She suggested that we patiently wait 1-2 months to see how the plants rebound. Then, if needed, consider replacing the damaged landscaping.**

**Comments on Agenda Items:**

- \* Mona Gerard, houses: Mona shared that the Rules and Regulation Committee was no longer a working committee. Renee Drentkiewicz responded that the Executive Committee will take on the responsibility of updating the Rules and Regulations document.**
- \* Doug Rose, Bldg 2: Doug suggested that someone on the Executive Committee create several form letters for residents to use to send to FAA, local Representatives, etc. about the proposed expansion of the airport.**

**With no further business at this time, a motion was made by Rick Cass and seconded by Patti Kelvasa to adjourn the meeting. The motion was unanimously approved and the meeting was adjourned at 10:17 am.**

*Jan Barnes*

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Jan Barnes, Secretary

*Renee Drentkiewicz*

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Renee Drentkiewicz, President



**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**Tuesday, February 17, 2026**

**9:30 A.M.**

**AGENDA**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF PREVIOUS MINUTES**

**COMMITTEE REPORTS: Architectural Review Committee – Bonnie Guenther  
Rules & Regulations Committee – Renee Drentkiewicz  
Committee Acknowledgements – Marge Drury**

**TREASURER'S REPORT**

**MANAGER'S REPORT**

**OLD BUSINESS: FPL – Bonnie Guenther**

**NEW BUSINESS: Airport Noise and Expansion – Renee Drentkiewicz  
Landscaping – Bonnie Guenther**

**Discussion Item:**

**Comments on agenda items:**

**POSTED: 2/13/26**

## **BOD 2/17/26**

### **Architectural Review Applications**

1. Erickson 1813 SE Granada Lane; Exterior paint - All; Recommended for approval by the Architectural Review Committee (ARC) on 1/26/26 and approved by the Board of Directors (BOD) on 1/27/26
2. Bldg 1; Gate replacements; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 2/4/26
3. Bldg 8; Front door replacement; Recommended for approval by the Architectural Review Committee (ARC) on 2/5/26 and approved by the Board of Directors (BOD) on 2/6/26
4. Bldg 11; Exterior stucco/painting and exterior painting; Recommended for approval by the Architectural Review Committee (ARC) on 2/10/26 and approved by the Board of Directors (BOD) on 2/11/26
5. Bldg 2; Front curbing; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 2/13/26

## CHA Meeting in 2/17/2026

### ACKNOWLEDGEMENTS - Marge Drury

Many good residents are doing a lot of good things here in Conquistador. Here are a few of them:

#### Portable Bar

**Julie Fall**, the head of the Eventst Committee, built the portable bar.

Julie also cut the wood pieces for the parquet top.

**Diane Montuoro** painted the portable bar.

We thank you **Julie** and **Diane**.

#### Flowers

**Peggy Weinand**, from Building 10, was in charge of planting the flowers at the Conquistador entrance. She was assisted by **Diane Montuoro** and

**Tommy Mileti**. Peggy also planted the flowers at the clubhouse pool, along with the potted flowers at the clubhouse entrance.

We thank you **Peggy**, **Diane**, and **Tommy**.

#### Holiday Lights

**Peggy Thompson** oversaw our holiday lights, along with the lights that remain on on the little island on Riconda Drive.

We thank you **Peggy**.

#### Bocce Ball Court

*Manager* **Bonnie Guenther** and *President* **Renee Drentkiewicz** did a great job of having the Bocce Ball Court installed.

**John Calabro** and **Tommy Mileti** are running the league.

We thank you **Bonnie**, **Renee**, **John**, and **Tommy**, for making this happen.

*Marge*

**CONQUISTADOR HOMEOWNERS' ASSOCIATION  
TREASURER'S REPORT  
JANUARY 2026**

**FINANCIAL ANALYSIS:**

In **Ordinary Income/Expense**: Other income is in excess by approximately \$3,960. This is due to receiving a reimbursement from ABC Supply Co. for damage they caused to a storm drain enclosure. The cost of the repairs was expensed in **General Common Area-Repairs** at a cost of \$3,960.

In **General Common Areas-Repairs**, the cost to repair the damaged storm drain enclosure was \$3,960 which zeroed out the entry in Ordinary Income.

In **General Common Areas-Other Expense**, the cost of the pavers leading up to and around the Bocce Ball court was \$4,550.

In **General Common Areas-Landscape Expense**, the irrigation lines and sprinklers were diverted around the new Bocce Ball court at a cost of \$1,700.73.

In **Clubhouse-Other Expenses**, a deposit of \$1,518.50 was made for the replacement of the fencing on the north side of the Clubhouse.

In **General Office-Service & Miscellaneous**, several small expenses put this category over plan by \$811.94. These were unusual expenses that will not affect our ability to stay within plan for 2026.

While we ended the month under plan by \$11,861, this is only the beginning of the year and by no means reflects the remainder of the 2026 Plan. With the aging of the property expenses continually come up unexpectedly which we are hopeful will be covered by the 2026 Annual Budget.

**CHECKING/RESERVE ACCOUNTS:**

(BANK STATEMENT AS OF FEBRUARY 1, 2026)

\$339,704.40	SouthState Bank Operating Account
\$581,063.21	SouthState MMKT Account
<u>\$283,240.97</u>	Synovus Business CD
\$1,204,008.58	Total Checking/Reserve Accounts

Due to the complete inaccuracy of the meter readings against the city of Stuart, we will no longer include the meter readings in the Treasurer's Report

Manager's Report  
Board of Directors Meeting  
February 17, 2026

- I continue to work with the auditor completing our fiscal year 2024 audit.
- I am beginning the 2025-26 workers' compensation audit.
- I am working on state required reporting into the DBPR website.
- I continue to train Claudine LoForte who surpasses all expectations.

### Airport Noise and Expansion

- 1) 1/12/26 - Received SUA Witham Field, Stuart Airport. Postcard attached.
- 2) 1/13/26 – Received text from Catherine Heretick regarding airport expansion and asked to share this with the Conquistador residents that will be impacted the most by increases in air traffic, noise and pollution. She requested that I watch the MC commissioners meeting on December 30, 2025. This is in regards to the VCAP or Voluntary corrective action plan that was created by the airport in response to a complaint filed with the FAA regarding the 30 year lease these commissioners approved with Daher Aerospace in the beginning of 2025. The VCAP is awaiting FAA approval and local residents have the opportunity to register noise and air traffic complaints with the FAA. If enough complaints are received the expansion plan and/or the VCAP could be disapproved.
- 3) 1/17/26- Received email from Jeff Order, a local resident, that would like to speak with us about the plan, which he did attach. I have also left several messages over a week's time with the Airport Customer Service dept and have never received a call back or an email.
- 4) 1/22/26 – Received another email from Catherine Heretick, with a copy of the 20 page VCAP attached. She stated that the goal is to raise public awareness of the expansion plan and encourage people to file an online noise complaint with the FAA. The FAA is sensitive to citizens complaints and if enough are received the VCAP will be denied and therefore the expansion plan will be denied.
- 5) 1/22/26 – Martha and Renee attended a MC Taxpayers association meeting with speaker Carolyn Timmann, the Clark of circuit court and controller. Although the meeting was very informative, it was not about the airport specifically. We did learn that Carolyn's office works with the budget for Martin County.

- 6) 1/29/26- The Executive Committee and the Manager met with Jeff Order to discuss the airport expansion plan and the VCAP.**
- 7) 2/8/26 - Renee spoke with Carolyn Timmann to specifically discuss what her office knew about the expansion. Unfortunately, since the airport is an Enterprise, they are self-sufficient and there is no additional taxpayer cost or funding. She did state however, that the airport finalized a Master business plan in August 2023, which focuses on enhancing general aviation, safety and operational efficiency over the next 20 years, without adding commercial service or expanding airport boundaries. She believes that the runway expansion may be for any testing of equipment that could be done by Daher Aerospace, if they retain their contract with the airport.**
- 8) 2/9/26 – Renee, Joe and Bonnie met with Jane Cornett. Jane agreed that as many residents as possible should contact the FAA regarding the noise, traffic and pollution.**
- See the postcard attached.**
- 9) 2/13/26- Renee received another text from Jeff Order requesting to place a sign out front of Conquistador. I explained that according to our documents, no signs are allowed. See picture of sign attached.**

**SUA Witham Field, Stuart Airport**

**Are you sick of low flying planes?  
Are planes waking you up?**

Airplane noise is detrimental to your health!



**File complaints regularly with the FAA! See Back for Details**

# File complaints regularly with the FAA

## Step 1:

Go to [www.faa.gov/ancir](http://www.faa.gov/ancir) - OR - Scan QR code with your smartphone

## Step 2:

Click on "Click here" to submit your message to the Aviation Noise Complaint and Inquiry Response (ANCIR) Portal

## Step 3:

Fill out complaint information. Select today's date for "Approximate Start Date/Time". Provide general complaints or a description of an event and submit.



A record **4,858** non exempt Vol. Curfew **Violations in 2024** (flights between 11pm-7am) **NO! it's not Trump's fault.** It wasn't this way during his first term and he isn't here every weekend.

Want Flight Information or Tail Numbers of Planes?  
**Go to [flightaware.com](http://flightaware.com) and type in SUA**

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\*\*\*\*\*ECRWSS\*\*C017 258141 C017 00252  
OUR NEIGHBOR AT  
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STUART, FL 34996-4250

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