

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, March 10, 2026

MEMBERS PRESENT:

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

OTHERS:

Bonnie Guenther, Manager
Others in attendance (see attached)

The Executive Committee Meeting was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Martha Gorton to approve the minutes of the Executive Meeting of January 13, 2026. The motion was seconded by Joe Endress and unanimously approved.

Treasurer's Report: Joe Endress— The report is not available and will be presented next week.

Manager's Report: Bonnie Guenther—see attached.

* Joe Endress asked if Blue Stream is completely installed. Bonnie shared that the complimentary accounts for the dock, guard house, and clubhouse are still needed. This includes the TV in the fitness room.

Old Business: (none)

New Business:

Rules and Regulations Revision: Renee Drentkiewicz — The revisions were completed by the Executive Committee and Bonnie. All CHA Board approved updates since 2022 are included. Bonnie shared that all outdated Florida Statutes were removed. Martha Gordon requested that this be moved to next week's CHA Board's meeting. Bill Cloud seconded, and it was approved unanimously.

Clubhouse Events: Renee Drentkiewicz — see attached. Jan Barnes moved to forward this to the CHA Board meeting next week for approval. Joe Endress seconded and unanimously approved.

Discussion Item:

* Martha Gorton (8-106): Martha questioned what is the first thing FPL will be doing. Bonnie responded that they will be placing the poles on the West side of the property. Martha asked if the Lighting Committee was welcome to meet with the FPL crew. Bonnie responded yes.

Comments on agenda items:

* Deborah Pavlic (11-308): Deborah questioned what was the repair to the Clubhouse Pool bathroom. Bonnie replied that it was minor (not electrical) and should be completed this week.

There being no further business at this time, a motion was made by Joe Endress and seconded by Martha Gorton to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 9:39 am.

Jan Barnes, Secretary

Renee Drentkiewicz, President

Jan Barnes

Renee Drentkiewicz

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

Tuesday, March 10, 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: None

**NEW BUSINESS: Rules & Regulations Revision – Renee Drentkiewicz
Clubhouse Events – Renee Drentkiewicz**

**Discussion Item:
Comments on agenda items:**

POSTED: 3/6/26

Manager's Report
Executive Committee Meeting
March 10, 2026

- An aluminum utility gate was installed on the north side of the Clubhouse in front of the bocce ball court.
- The Clubhouse Bathhouse is under repair and will reopen this week.
- FPL is scheduled to begin on the east side bollard project on March 16th.
- Our new maintenance technician's name is Shelove Celunice. He is a husband and father of two, and he comes with prior condo association maintenance experience. Please welcome him when you see him.

CLUBHOUSE EVENT STANDARDS

We have had many fantastic events at the clubhouse this year, with even more to come. Hosting frequent events can be a wonderful way to bring people together and make full use of the clubhouse. Unfortunately, excessive use can gradually lead to wear and tear on the facility. High traffic, frequent furniture movement, food and beverage service and repeated setup and breakdown can accelerate damage to floors, walls, fixtures and equipment. To keep the clubhouse in great condition, it's important to follow usage guidelines and ensure proper cleanup after each gathering. Below are standards that might be set for those sponsoring any events going forward.

1. The Events Committee and/or the persons or buildings sponsoring an event at the Clubhouse will do a walk-through of the areas being used prior to the event with the Manager.
2. Those same parties responsible for sponsoring the event will also do a walk-through of the areas being used after the event with the Manager.
3. All excessive cleaning needed should be reported to the office.
4. All repairs that are needed should be reported to the office.
5. If #3 and/or #4 are required, then the responsible parties should supply a plan of action to the office. For example, the carpet cleaners were contacted, the date and time that additional people will do any additional cleaning needed and the name, date & time scheduled for the person hired to fix any excessive damage.
6. Include cleaning costs into the budget of the function.

If the Executive Committee agrees, these standards can be recommended to the Conquistador Homeowners Board of Directors.