

**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, June 16, 2026**

MEMBERS PRESENT:

Jim Kurtz, Bldg. 1
Bill Cloud, Bldg. 2
Marge Drury, Bldg. 3
Gerri Diehl, Bldg. 4
Laura Ronayne, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Patricia Kelvasa, Bldg. 7
Martha Gorton, Bldg. 8
Donna Sikora, Bldg. 9
Jan Barnes, Bldg. 10
Deborah Pavlic, Bldg. 11
Dan DeHaven, Bldg. 12
Joe Endress, Homes 1
John Calabro, Homes 2 (absent)
Janet Gordon, 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 on April 21, 2026. Joe Endress so moved and Jan Barnes seconded. The motion was unanimously approved.

COMMITTEE REPORTS:

Architectural Review Committee: Bonnie Guenther - See attached

Holiday Lighting Committee - Peggy Thompson/Martha Gorton

Patti Kelvasa motioned that we sign the three-year contract with Randy's Holiday Lighting for the community holiday lighting for \$4,793.90/yr, paid by CHA. Donna Sikora seconded. It passed unanimously.

Martha Gorton made a motion to leave the holiday lights up on the palm tree in the circle at a cost of \$205. They would then be replaced in the Fall when all the other lights are installed. Joe Endress seconded. Motion passed.

Treasurer's Report: Joe Endress — See attached

Manager's Report: Bonnie Guenther—See attached

Old Business: (none)

New Business:

Community Lamp Posts: Joe Endress — Joe reminded the Board that the old lamp posts will be removed as soon as the new lighting is complete.

Updated Display for CHA Article X - Renee Drentkiewicz - See attached. Renee discussed adding the landscape architect designed pictorial depiction of Article X to the CHA Rules and Regulations and the Architectural Review Guidelines along with a Chattel-Shipping letter being sent to all residents. Joe Endress moved to add the landscape architect designed pictorial depiction of CHA Declaration of Covenants and Restrictions Article X to the CHA Rules and Regulations book and to the Architectural Review Guidelines. Pati Kelvasa seconded. Motion passed.

Pati Kelvasa made a motion to have the Chattel Shipping letter state that by November 1, 2026, all hedges need to comply at no more than 8 feet tall. Joe Endress seconded. Motion passed unanimously.

Scheduling of Summer Meetings - Renee Drentkiewicz

Renee suggested that we skip meetings for July and August 2026. A meeting can be called if needed during that time. Martha Gorton moved to revise the summer schedule to not meet in July and August 2026. Jan Barnes seconded. Motion passed.

1833 SE St. Lucie Blvd. Encroachment - Renee Drentkiewicz shared the history of what has occurred with the neighbor and that the current CHA governing documents do not contain any provisions addressing the sale of HOA-owned land. Bill Cloud moved to keep our property and to contact the owners that they must remove the encroachment within 45 days as outlined in a previous notice. Joe Endress seconded. Motion passed unanimously.

Stormwater Drainage - Plaza Outfall - Bonnie Guenther (see attached) Joe Endress moved to approve the proposal from Sunshine Land Design for \$132,814.00 using reserve funds in our budget. Martha Gorton seconded. A roll call vote was taken with a 14-0 (John Calabro was absent) result. Motion passed unanimously.

Discussion Item: (none)

Comments on agenda items:

* Luanne Dwyer (Bldg. 8-108): Luanne asked for confirmation that the project of the drainage headwall would be anchored. Bonnie replied that it would indeed be anchored.

Announcements - Notices of intent for 2027 Executive Committee —see attached. Bill Cloud also shared his intent to not run for the Board next year.

With no further business at this time, a motion was made by Joe Endress and seconded by Bill Cloud to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:19 am.

Jan Barnes
Jan Barnes, Secretary

Renee Drentkiewicz
Renee Drentkiewicz, President

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, June 16, 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
Holiday Lighting Committee – Peggy Thompson/Martha Gorton

TREASURER'S REPORT
MANAGER'S REPORT

OLD BUSINESS: None

NEW BUSINESS: Community Lamp Posts – Joe Endress
Updated Display for CHA Article X – Renee Drentkiewicz
Scheduling of Summer Meetings – Renee Drentkiewicz
1833 SE St Lucie Blvd Encroachment – Renee Drentkiewicz
Stormwater Drainage – Plaza Outfall – Bonnie Guenther

Discussion Item:

Comments on agenda items:

ZOOM LINK:

Topic: CHA BOARD OF DIRECTORS MEETING 6/16/26 9:30AM

Time: Jun 16, 2026 09:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81562450634?pwd=2rliYU9N5sMPj9EJ7mZcOQNp6aYQ65.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/81562450634>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edl?muid=b1f33728-695d-43fd-8982-f383edbbe0e0>

Meeting ID: 815 6245 0634

Passcode: 317535

One tap mobile

+13052241968,,81562450634#,,,,*317535# US

+13092053325,,81562450634#,,,,*317535# US

Join by SIP

• 81562450634@zoomcrc.com

Join instructions

<https://us06web.zoom.us/meetings/81562450634/invitations?signature=M9dnfUEMke9Li16Hy2sVei6av049IzOkR3KPgpoWXsE>

POSTED: 6/11/26

BOD 6/15/26

Architectural Review Applications

1. 8-105 Immesberger; Lanai sliding glass doors; Recommended for approval by the Architectural Review Committee (ARC) on 4/21/26 and approved by the Board of Directors (BOD) on 4/22/26
2. 3-108 Mabarak/Freeman; Window Replacement; Recommended for approval by the Architectural Review Committee (ARC) on 4/22/26 and approved by the Board of Directors (BOD) on 4/23/26
3. 12-206 Landsiedel; Windows; Recommended for approval by the Architectural Review Committee (ARC) on 5/5/26 and approved by the Board of Directors (BOD) on 5/5/26
4. 1832 SE Camino Real Ave - Peterson; Windows; Recommended for approval by the Architectural Review Committee (ARC) on 5/5/26 and approved by the Board of Directors (BOD) on 5/5/26
5. 3-306 Williams; Windows; Recommended for approval by the Architectural Review Committee (ARC) on 5/5/26 and approved by the Board of Directors (BOD) on 5/6/26
6. 9-205 McCormack; AC Replacement; Approved by the Board of Directors (BOD) on 5/15/26
7. 12-108 Walls; AC Replacement; Approved by the Board of Directors (BOD) on 5/12/26
8. Bldg. 7; Wood siding and gate & partitions replacement and painting; Recommended for approval by the Architectural Review Committee (ARC) on 5/27/26 and approved by the Board of Directors (BOD) on 5/27/26
9. 1815 SE El Pinar Lane - Miltenberger; Painting; Recommended for approval by the Architectural Review Committee (ARC) on 6/9/26 and approved by the Board of Directors (BOD) on 6/10/26
10. 1826 SE El Pinar Lane - Endress; Mailbox; Recommended for approval by the Architectural Review Committee (ARC) on 6/10/26 and approved by the Board of Directors (BOD) on 6/11/26
11. Bldg. 7; Lights; Recommended for approval by the Architectural Review Committee (ARC) on 6/10/26 and approved by the Board of Directors (BOD) on 6/11/26



Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404
 (561) 845-8000 | office@randysholidaylighting.com |
 www.randysholidaylighting.com

RECIPIENT:

Conquistador Condo Association

Peggy Bach
 1800 Southeast Saint Lucie Boulevard
 Stuart, Florida 34996
 Phone: 706-533-3372 Peggy (resident)

Invoice #2013

Issued	May 12, 2026
Due	Jun 11, 2026
Total	\$2,486.95
Portion of job	50.0% (\$2,324.25 of \$4,648.50)
Account Balance	\$2,486.95

50% Deposit - 2026

Product/Service	Description	Item Total	Due this Invoice
MAIN ENTRANCE ON S.E. ST. LUCIE BLVD:		\$0.00	\$0.00
Holiday Installation	Light the trunks (up to the green husks) of 5 Foxtail Palms on the north side of the entrance with 6 sets of COAXIAL WARM WHITE LED mini lights per tree (outlet next to the sign at the corner) ****ONLY LIGHT THE TREES THAT ARE ALONG THE SEMI-CIRCLE DRIVEWAY - NOT THE ONES ALONG ST. LUCIE BLVD****	\$0.00	\$0.00
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	\$780.00	\$390.00
Holiday Installation	Light the trunks, husks & fronds of 7 Foxtail Palms in the center island with 7 sets of COAXIAL WARM WHITE LED mini lights on the trunks & 8 sets of COAXIAL WARM WHITE LED mini lights on the fronds, per tree (8 fronds to be lit per tree) (outlet next to the sign in the center island)	\$0.00	\$0.00
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	\$2,730.00	\$1,365.00
Holiday Installation	Light the trunks (up to the green husks) of 5 Foxtail Palms on the south side of the entrance with 6 sets of COAXIAL WARM WHITE LED mini lights per tree (outlet on inside part of wall about 20' from the gate) ****THESE PALMS ARE ALONG THE SEMI-CIRCLE DRIVEWAY****	\$0.00	\$0.00



Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404
 (561) 845-8000 | office@randysholidaylighting.com |
 www.randysholidaylighting.com

Product/Service	Description	Item Total	Due this Invoice
Coaxial WW LED (white wire)	Coaxial WARM WHITE LED mini lights (white wire) (these lights have screw together connections with rubber seals)	\$780.00	\$390.00
Greens/Decor Installation	Decorate the 2 stationary gates (1 on the entrance side, 1 on the exit side) with 4 custom decorated and lit 48" wreaths (ornament colors to be traditional - reds, greens, golds along with a large red bow for each wreath) ***wreaths to be hung back to back on each of the gates so they can be seen from both sides***	\$0.00	\$0.00
Wreath 48" (EXTERIOR)	48" Custom decorated and lit wreath IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM-DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	\$700.00	\$350.00
INSIDE GATES:		\$0.00	\$0.00
Holiday Installation****CUSTOMER PURCHASED THESE LIGHTS****	Light the trunk and fronds of a large Canary Island Date Palm (located straight west from the guardhouse about 500 feet - in the roundabout) with 32 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit)(use a socket adapter off the landscape lights to power this tree)*** THIS IS PERMANENT LIGHTING *****	\$0.00	\$0.00
CLUBHOUSE AREA (just south of the entry gates):		\$0.00	\$0.00
Greens/Decor Installation	Hang a custom decorated and lit 48" wreath on the front wall above the clubhouse entrance. NOTE TO INSTALLERS: SECURELY ATTACH WITH WHITE TAPCON SCREW ON THE WALL. NOTE TO DECORATORS: NO DECORATIONS NEEDED, LIT WREATH WITH LARGE RED BOW.	\$0.00	\$0.00
Wreath 48" (EXTERIOR)	48" Custom decorated and lit wreath IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM-DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	\$175.00	\$87.50



Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404
 (561) 845-8000 | office@randysholidaylighting.com |
 www.randysholidaylighting.com

Product/Service	Description	Item Total	Due this Invoice
Bucket truck fee	BUCKET TRUCK/EQUIPMENT FEE: INCLUDED	\$0.00	\$0.00
3 year contract discount	10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 3 OF 3)	-\$516.50	-\$258.25

WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

Subtotal	\$2,324.25
St. Lucie County (7.0%)	\$162.70
Total	\$2,486.95
Account balance	\$2,486.95

Pay Now



Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404
(561) 845-8000 | office@randysholidaylighting.com |
www.randysholidaylighting.com

Payment Schedule

This Invoice	50%	DEPOSIT	\$2,486.95
Upcoming	50%	LIGHTS ON	\$2,486.95

Total \$ 4,973.90

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

FINANCIAL ANALYSIS:

While the FPL billing has not begun, we have seen invoices from some of the other projects. In **General Common Areas-Supplies**, we received our first billing of \$15,000 for meters for the condos and homes meters. This put this category over plan by \$14,556 over plan.

In **General Common Areas-Other Expenses**, an installation invoice was expensed in April for \$2,800.

In **General-Cable & Internet**, we received our final ATT invoice, and our March, April, & May billing from Blue Stream. This amounted to \$1,122 for ATT, and \$11,735 for Blue Stream. Even with these expenses, we are still positive to our Annual Plan. Year to Date, we are \$34,870 positive to the Plan. While we do know the expenses coming up from FPL, we don't know yet what the clean-up will be once FPL is finished. Additionally, we will be looking at the replacements of landscaping throughout the property due to the earlier freeze.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF MAY 1, 2026)

\$337,464.71	SouthState Bank Operating Account
\$668,364.61	SouthState MMKT Account
<u>\$285,896.93</u>	Synovus Business CD
\$1,291,726.25	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

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

FINANCIAL ANALYSIS:

As indicated in previous Treasurer's Reports, this year's financial reports are showing significant variances from the original Annual Plan. While the problem could have been fixed by resubmitting a new 2026 Annual Plan, our hands were tied due to no known start date for the two projects nor any knowledge of when the projects will be completed. That being said, we have been paying some of the project invoices out of the Operating accounts instead of our Capital Plan. The benefit of doing this will keep our Capital Reserve Funds growing. With the roadway and storm water detention projects being talked about by the Capital Improvement Committee, we need to grow our Reserves as much as we can.

In **General Common Areas-Supplies**, our maintenance team purchased needed supplies. Numerous items were purchased from Home Depot throughout the month. This totaled \$1,919.47.

In **General Common Areas-Other Expenses**, an invoice for the meter project amounting to \$40,000.00 was expensed into this account.

In **General-Cable & Internet**, with the final transition from AT&T to Blue Stream, no expenses were recorded for this account. This will correct itself in June's statement.

With the items mentioned above, the May statement ended with a negative balance of \$35,663.24. This offset the previous month's year-to-date positive balance of \$35,271.77, leaving our May year-to-date negative net income at \$793.20.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF JUNE 1, 2026)

\$279,756.47	SouthState Bank Operating Account
\$773,694.83	SouthState MMKT Account
<u>\$286,728.30</u>	Synovus Business CD
\$1,340,179.60	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
June 16, 2026

- The dock gate is now FOB operated. There is also an exit button on the inside of the gate in case someone loses their FOB on the dock. The access to the gate for residents matches the access to all other common elements, i.e. the Clubhouse, the tennis court, etc., therefore, residents are limited to 6AM until 10PM. However, if you would like extended access for after 10PM or before 6AM, send me an e mail with the FOB numbers you would like to have extended access. I cannot give blanket access to all residents at one time because of system limitations.
- FPL is still installing light fixtures but **has finished boring** for electrical lines between poles. They have been great about repairing anything that has been affected and have even fixed issues unrelated to their boring! New concrete (not wood) power poles needed to support the new lighting were installed in front of buildings 5 and 7. Thank you to buildings 1,5, and 7 for their patience during work.

The landscaping across the street on the Plaza will be refurbished as soon as all work is finished on the Plaza. Please be patient.

- All meters have been installed.

The May 20th water/sewer billing was a combination of an old meter reading and a new meter reading. This was a huge amount of work for the office. Before billing, we compared usage from the previous month(s) to ensure that meters were functional. Meters that had atypical readings were adjusted.

The meter reading coming June 20th will be the first using all new meters.

All new meters are being monitored. They all have threshold limits which tell us when excessive usage is occurring.

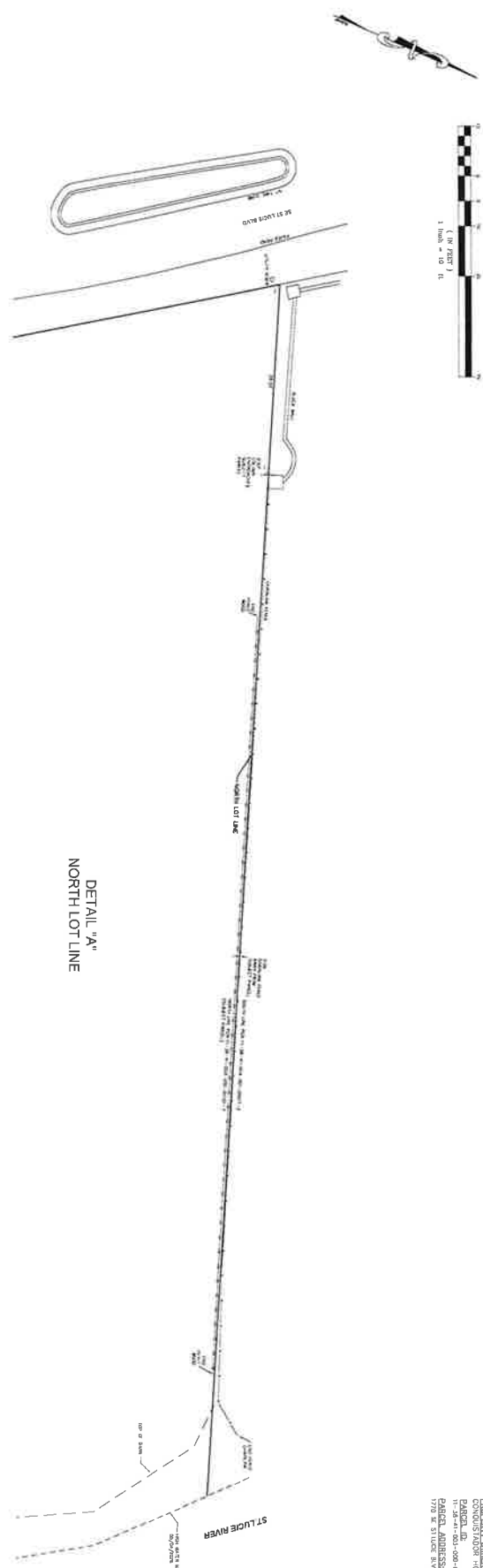
Eventually, condos boards and homeowners will have access to AquaHawk, the system that monitors and reports water usage so that you will be able to monitor your water usage and adjust habits accordingly. You will have an individual log in to your own AquaHawk account for your own meters.

Homes that do not have irrigation meters but would like one, please be patient. Until we are sure the existing meters are without issue for a month, we do not want to install any more.

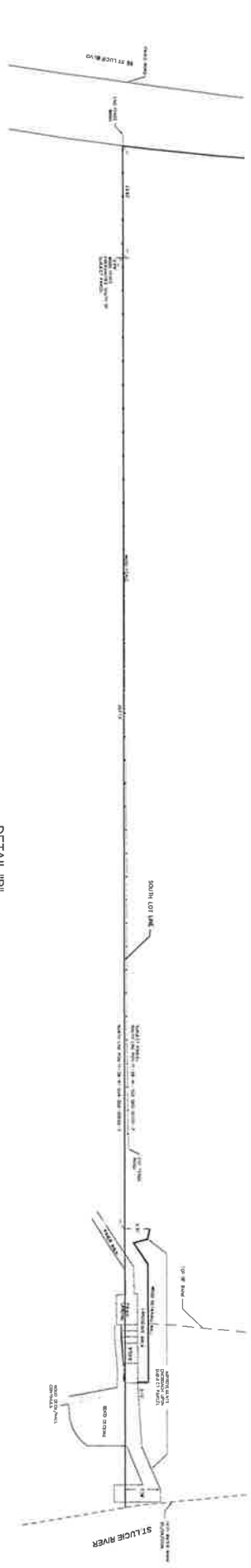
GRAPHIC SCALE



PAGE 2 OF 2
 SPECIFIC PURPOSE SURVEY
 DONALD J. AND
 JUDITH M. SPOFFORD'S ASSOCIATION
 PANDOL, MD
 11-28-11-001-000-0000-17
 DONALD J. AND
 JUDITH M. SPOFFORD'S ASSOCIATION
 110 N. S. ST. CATS, SUITE 3000
 BALTIMORE, MD 21201



DETAIL "A"
 NORTH LOT LINE



DETAIL "B"
 SOUTH LOT LINE

CHRISTIAN FENCK AND ASSOCIATES, LLC
 2000 W. BROADWAY, SUITE 200
 BALTIMORE, MD 21201
 TEL: 410-528-1100
 FAX: 410-528-1101
 www.christianfenck.com

River Outfall Drainage Repair General Handout

Project Overview

The Association is reviewing options for drainage work at the river outfall. The bids received are not identical in scope. Some proposals include pipe rehabilitation only, while others include related structural repairs, restoration, and warranty coverage.

Bid Summary

Contractor	Primary Scope	Price
Sunshine Land Design	Full drainage system rehabilitation including HDPE liner, grout fill, headwall replacement, CB-4 rehabilitation, asphalt repair, site restoration, and 5-year warranty.	\$132,814
Meeks Plumbing	Pipe cleaning, 400 LF HDPE slip-lining, void filling with flowable cement, catch basin lid replacement, and sealing at structures.	\$85,122
Shenandoah General Construction	Cleaning, jet-vac debris removal, CCTV inspection, and debris disposal only. This is an inspection/cleaning proposal, not a repair proposal.	\$14,470

Key Scope Differences

- Sunshine includes the broadest scope, including the river headwall, CB-4 rehabilitation, settlement/asphalt repair, restoration, and warranty coverage.
- Meeks focuses primarily on restoring pipe integrity through cleaning, slip-lining, grouting, and limited structure sealing.
- Shenandoah is limited to cleaning and CCTV inspection and does not include pipe rehabilitation or structural repairs. They will not bid before doing an inspection.

Repair Proposal Comparison

Item	Sunshine	Meeks
Price	\$132,814	\$85,122
Pipe Lining	24" DR32.5 HDPE liner	20" OD HDPE slip liner
Grouting	Specified at 64 CY	Included, not quantified
Headwall Replacement	Included	Not included
CB-4 Rehabilitation	Included	Limited sealing only
Settlement/Asphalt Repair	Included	Not specified
Site Restoration	Included	Not specified
Warranty	5 years	Not listed

Additional information: Treasure Coast Infrastructure has also been solicited for a bid.

1107 Angle Rd
772-758-0381



Fort Pierce, FL 34947
shenandoahus.com

PROPOSAL: P48850

DATE: March 26, 2026

SUBMITTED TO: Conquistador HOA Inc.

STREET: 1800 SE St. Lucie Blvd.

CITY, STATE & ZIP: Stuart, FL 34996

ATTENTION: Bonnie Guenther

PHONE: (772) 283-2363

EMAIL: manager@conquistadorliving.com

JOB NAME: Storm drainage cleaning and inspection

We propose to furnish a crew and all necessary equipment to clean, televise 30" CMP from structure to outfall as highlighted on plans at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,850.00 Per Day)	3 day(s)	\$8,550.00
Video Equipment (CCTV Truck)	(at \$2,850.00 Per Day)	1 day(s)	\$2,850.00
Fuel Surcharge (Vac & CCTV Trucks)	(at \$160.00 Days)	3 Days	\$480.00
Disposal Fee (Includes travel)	(at \$650.00 Per Truck Load)	3 truck load(s)	\$1,950.00
plywood	(at \$32.00 Each)	20 Each	\$640.00
ESTIMATED TOTAL:			\$14,470.00

NOTE: One way travel time for all hourly vehicles listed above. Three hour minimum. This proposal includes removal of all loose debris from the structures and pipes (excluding hazardous waste), if non-hazardous contaminated liquids or soils are encountered, such as oil, gas, fuel, hydraulic oil, etc., the customer will be required to have the material analyzed, by an approved lab, then approved by a disposal facility, prior to Shenandoah transporting and disposing of the material, additional cost for specialty hauling and disposal will be applied to the invoice, along with documented receipt. However, we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design.

PAYMENT: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

SIGNATURE: Dustin Selvia

SHENANDOAH GENERAL CONSTRUCTION, LLC
Dustin Selvia

TITLE DATE
Estimator 03/26/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

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MEEKS

PLUMBING, INC.

5555 US Hwy 1 Suite #1 Vero Beach, FL 32967
772-569-2285 / fax 772-569-7647

Conquistador HOA Inc.

1800 S.E. St. Lucie Blvd.

Stuart, Fl. 34996

772.285.8461

MANAGER@CONQUISTADORLIVING.COM

CHARLIEANDDIANE@VERIZON.NET

December 31, 2025

Kindly accept this as our bid and proposal for the following work per your request to slip line failing culvert piping from entrance catch basin out 400' to the river.

Meeks Plumbing Inc. proposes to sleeve 400' of existing failing metal drainage pipe from catch basin at edge of entrance to outfall drain at the river. We will use 20" OD diameter HDPE Slip-line pipe to sleeve the existing pipe. We will be responsible for the removal and replacement of the concrete catch basin lid . We will have underground locates of work area completed before we start any work onsite. We will remove sand and debris from end of pipe to the best of our ability, to allow for installation of temporary plug at the river outfall. We will use our vac-con truck to hydro jet and vacuum clean pipe to remove all sediment before installing sleeve. We will use our tractor to excavate work area. We will then pull the new drainage pipe through the existing pipe. All Pipe penetration at the concrete basins will be sealed with hydraulic cement. We will be filling the void between the existing pipe and the new pipe with flow able cement from two locations.

We will complete this work during regular working hours Monday thru Friday 8:00am until 4:30pm. We will take every precaution when completing this work to keep our trucks out of the way of the customers and will cone off each area while we are working. We will take every precaution necessary while complete we this work, however in the event any electrical, phone, cable, or irrigation lines were damaged Meeks Plumbing Inc. will not be responsible. For any engineering, permitting, legal fees, or fines due to completing this project or any other previous project on property, it is the responsibility of others and is not included in this proposal. It is the understanding of Meeks Plumbing Inc. that no permits are required for this Storm Drainage work, it is the responsibility of the owner or owners engineer to verify & obtain permit if needed. There is no guarantee by completing this work it will solve or prevent any flooding issues. Meeks plumbing inc. is neither an engineer nor developer and is not responsible for the design or change to any drainage repairs.

The total price of this proposal will be \$85,122.00 due upon completion

Kyle Meeks

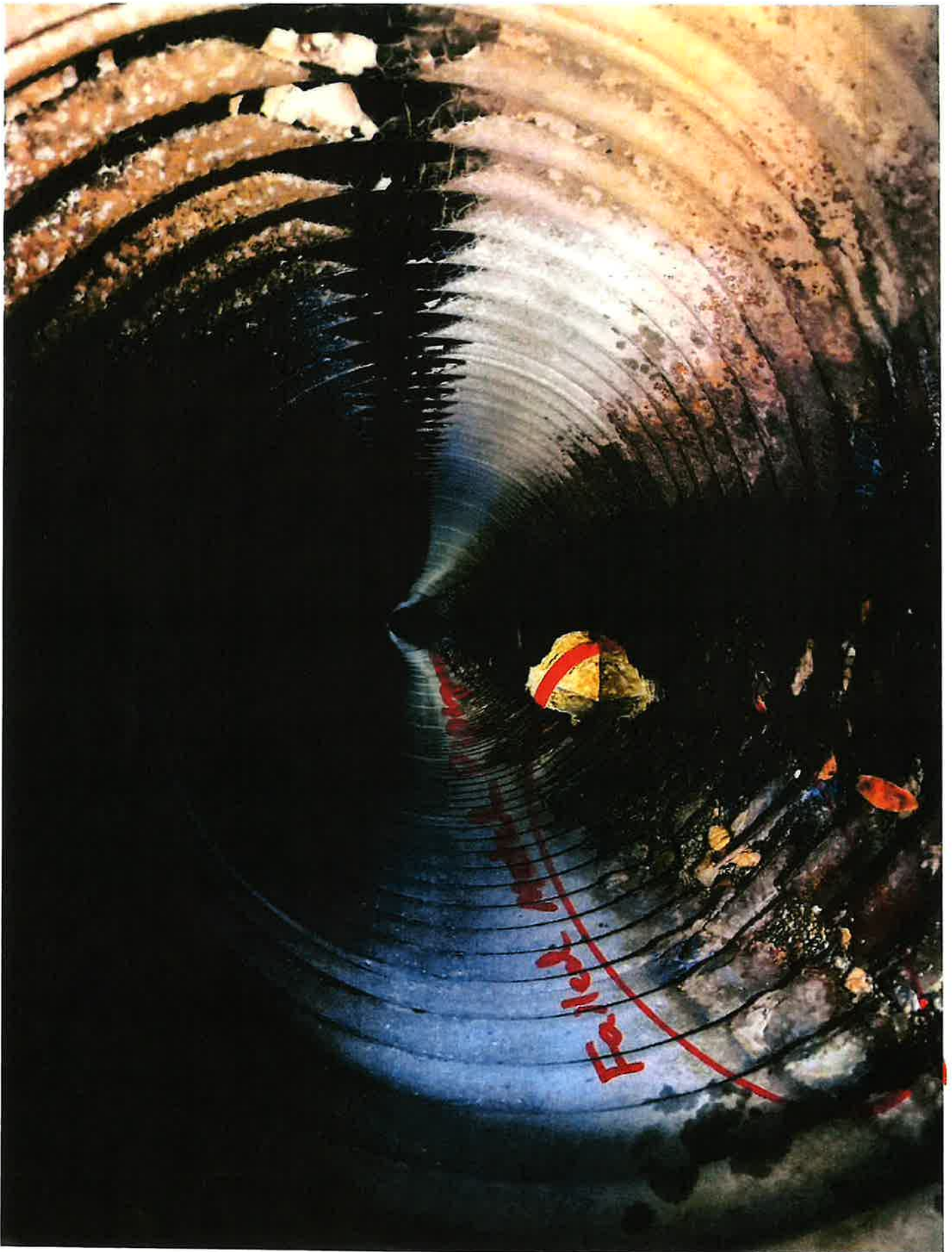
Meeks Plumbing, Inc

Certified Florida Underground Utility Contractor Lic.# CUC1225413

Certified Florida Plumbing Contractor Lic. # CFC1428569

Registered Florida Septic Tank Contractor Lic. # SR0141738

I hereby accept this proposal _____ . Date _____.











**SUNSHINE
LAND DESIGN**
**COMPLETE PROPERTY MAINTENANCE
 RESTORATION & CONSTRUCTION SERVICES**
 3291 SE Lionel Terrace, Stuart, FL 34994
 Phone: 772 283 2648 / Fax: 772 283 8944
 www.SunshineLandDesign.com

PROPOSAL

TO: Bonnie Guenther, LCAM
 Manager
 Conquistador HOA
 1800 SE St Lucie Blvd, Stuart, FL 34996
 (305) 923-5958

PROPOSAL DATE: 4/21/2026

SUBMITTED BY: Brett Panaro
Bpanaro@sunshinelanddesign.com

ENGINEER: n/a
PLAN DATE: n/a
PROPERTY OWNER: Conquistador HOA

Conquistador HOA

Roadway and Drainage System Repairs and Improvements.

The following work shall conform to all FDOT and Martin County Road and Bridge Construction Standards. Workman ship and Materials shall be guaranteed to be free of defect for a period of 5 years.

I. The existing 440' x 36" CMP from CB4 to the River is badly corroded causing sinking in numerous locations:

This entire run must be lined and grouted with a minimum of 24" HDPE DR32.5 fusion welded liner. Cleaning and jetting rodding must be done ahead of the liner insertion. Followed by pumping approximately 64 CY of grout to fill the angular void. A new 24" precast concrete end head wall is need at the river.(existing rip rap to be properly placed) Structure CB-4, is badly cracked with grout failing- this should be rehabilitated at this time, the rehabilitation should take into account the possible future reconnection of CB-6
 After grouting the liner, it is possible that some sink holes above the pipe will continue to settle, this will eventually stop sinking and can be filled. This is not certain therefore not included in this repair.

1	Remove and dispose of approximately 60 feet of previously lined pipe	60	LF	
2	Clean host pipe and insert 24" HDPE DR 32.5 Fusion Weld Liner pipe	440	LF	
3	Pump Grout into the angular Void	64	CY	
4	Furnish and set at Rivers edge a FDOT 24" Precast Headwall	1	ea.	
5	Complete Concrete Rehabilitation of Structure CB4 (take into account future connection)	1	LS	
6	Repair old point repair settlement in asphalt	1	LS	
7	Grass (Bahia seed) restoration of disturbed areas .	1	ACRE	
			SUBTOTAL	\$ 132,814.00

PAYMENT TERMS: 25% deposit upon acceptance / balance due upon completion

TOTAL:	\$ 132,814.00
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QUALIFICATIONS:

Sunshine Land Design shall white line all areas, contact all facility owners or required locaters and use due care. Under ground utilities not located or identified may not be covered in the above costs.

This Proposal is good for thirty days.

Payments not made per the above will be subject to all conditions of the Florida lien Law

In the event it is necessary for either party to file any legal action to enforce the terms of this contract the parties agree that venue of such action shall only be in State Court in Martin County Florida.

In the event it is necessary for either party to file legal action to enforce the terms of this contract then the prevailing party shall be entitled to recover reasonable attorney's fees and costs of such action including any appellate or bankruptcy proceedings associated therewith.

OWNER OR OWNER'S REP. ONLY:

ACCEPTANCE SIGNATURE: _____ DATE: _____

PRINT NAME: _____

SUNSHINE LAND DESIGN INC: *Brett Panaro* / Project Manager / Estimator

Date: 4/21/2026

Before we conclude, I want to let everyone know that this will be my final year serving on the Board. I remain fully committed to completing my term and fulfilling my responsibilities through the end of the year. However, when my term concludes, I will not be seeking reelection and will be stepping away from Board service entirely.

It's been a privilege to serve this community, and I appreciate the support and dedication of my fellow Board members, especially the Executive Committee. I would also like to thank Bonnie, for her dedication and the countless hours she's devoted to serving our community. Her efforts have been an important part of the associations operations, and I appreciate all she's done during my time on the Board.

I look forward to working with all of you to ensure a smooth transition for those who will continue leading the Association in the future. Thank you.

A handwritten signature in cursive script that reads "Renee Drentkiewicz". The signature is written in black ink and is centered below the text.

June 9, 2026

I am grateful for serving the past two years as the CHA Secretary. I have enjoyed working with the other Executive Committee members, and that we have served the community well. Unfortunately, I have other personal obligations that will require my attention.

Therefore, this notice is to inform the CHA Board that I will not be a candidate for the Executive Committee next year. My term will end on Friday, December 4, 2026.

I thank all who have supported me and I have considered it a privilege to be a part of the Executive Committee. I am willing to remain as Building X's CHA Director, if so elected.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jan Barnes", with a long horizontal flourish extending to the right.

Jan Barnes

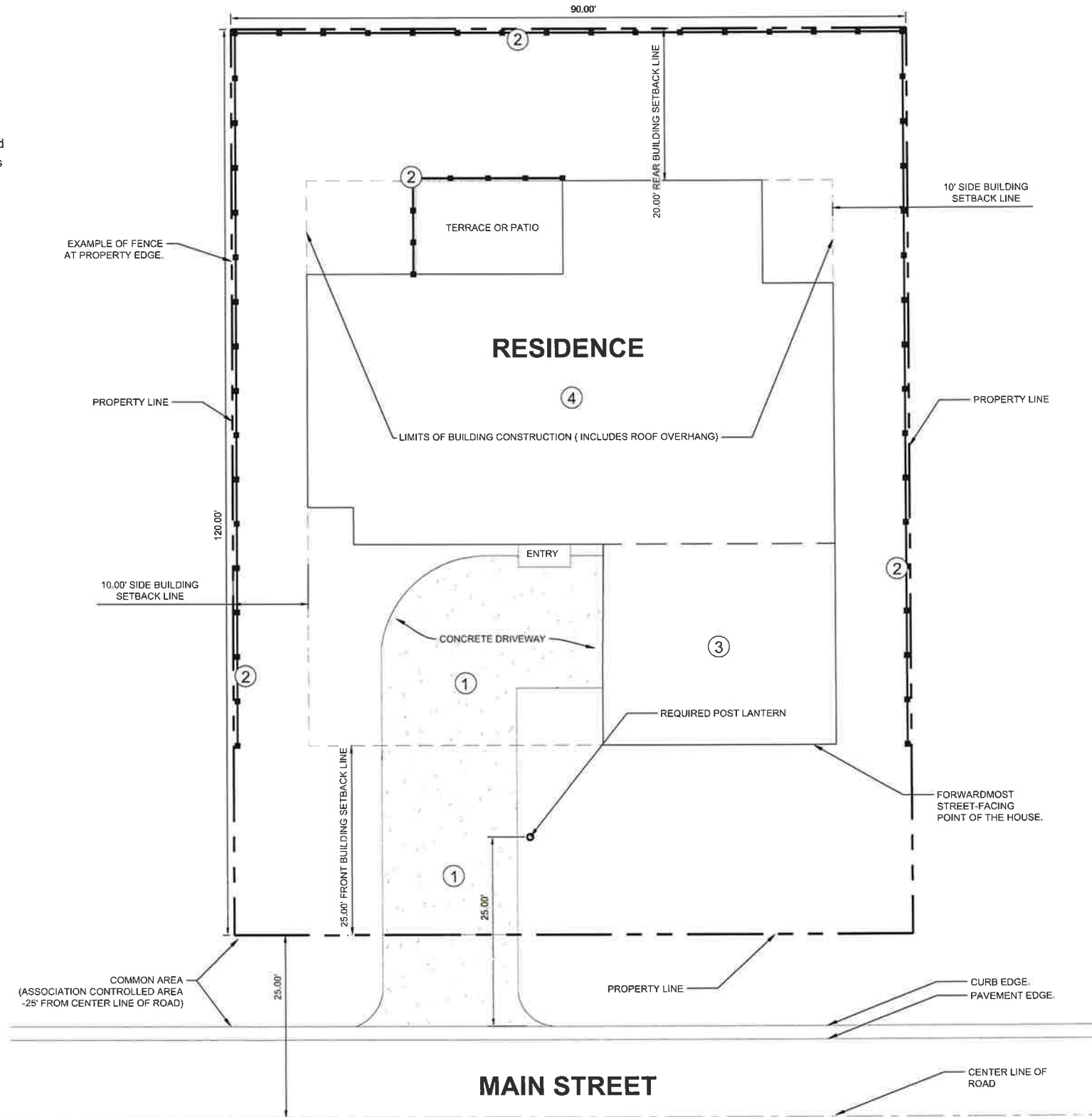
Secretary of CHA

ARTICLE X USE RESTRICTIONS

1. All lots in Conquistador Estates shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot in the subdivision, except that more than one lot may be used for one dwelling, in which event, all restrictions shall apply to such lots as if they were a single lot.
2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete or approved paver driveways and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than (30) days following issuance of the occupancy permit.
3. No structure shall be built within twenty-five (25') feet of a front lot line, ten (10') feet of a side lot line, or twenty (20') feet from a rear lot line. Front, side and rear lot lines are as defined in the Martin County Zoning Regulations in effect as the date of the recording of these restrictions.
4. A post lantern shall be constructed, maintained and operated for night illumination on or adjacent to the driveway on each lot within twenty-five (25') feet of the street curb. However, the CHA board of Directors may decide to remove these lanterns if another substantive source of outdoor lighting is obtained.
- 5a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows:
 - (a) Between street and Front Setback Lines: NONE.
 - (b) Between street and Side Setback Lines: NONE.
 - (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.
 - (d) Along the Rear Lot Line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.
 - (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.
- 5b. Pool Fences are required to meet Martin County Building Code and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements.
- 5c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line. Flowers and small plants and shrubs are usually planted under this overhang around the house.

Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② FENCE (NOT OVER SIX FEET HIGH)
- ③ TWO-CAR GARAGE ATTACHED.
- ④ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.



Project Team
Landscape Architect
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772 634 1357 | bwhite@las.com
Paul Goulas | Owner
772 631 4401 | pgoulas@las.com
1708 SE Low Moon Street
Port St Lucie, FL 34983
HOA
Conquistador HOA
1800 SE St Lucie Blvd
Stuart, FL 34996
772-283-2363
manager@conquistadorliving.com

Single Family Residence
Conquistador HOA
Typical Fence Plan

Revisions		
Date	Init.	Description
05.20.26	AH	Exhibit

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

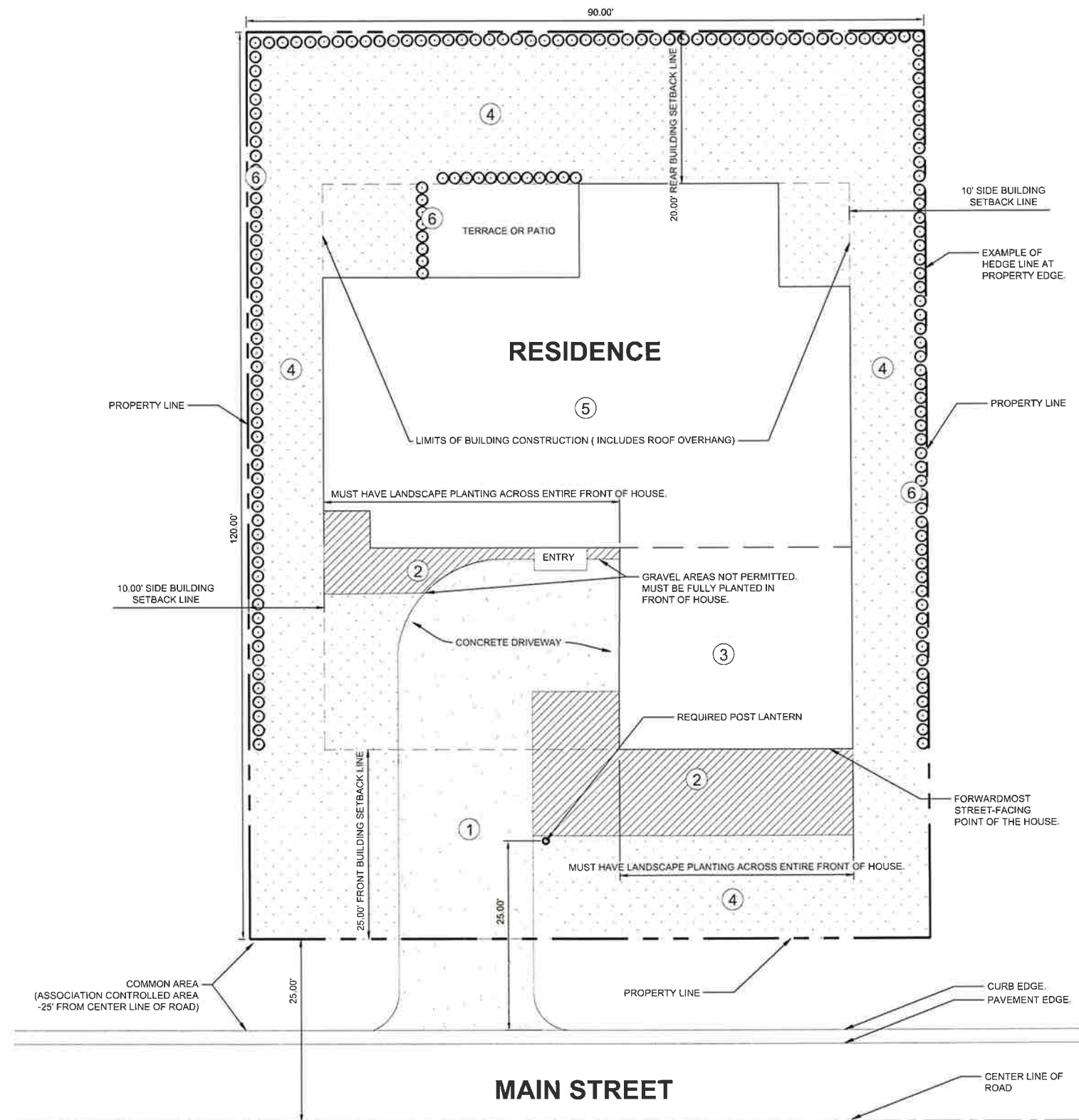
Drawn By: AH
Checked By: BW
Municipal Project:
Scale:
NORTH
SCALE: 1" = 8'
0 8 0 8
1 of 1

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Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② LANDSCAPE PLANTING AREA.
- ③ TWO-CAR GARAGE ATTACHED.
- ④ SOD.
- ⑤ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.
- ⑥ HEDGE (NOT OVER EIGHT FEET HIGH)



Project Team
Landscape Architect

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772 846 1357 | brandon@lasf.com

Paul Goulas | Owner
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1708 SE Joy Highway Street
Port St Lucie, FL 34983

HOA

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Single Family Residence
Conquistador HOA
Typical Landscape Plan

Revisions		
Date	Rev.	Description
05.20.26	AH	Exhibit

PAUL GOULAS, RLA
FLORIDA REG. # LA6566807

Drawn By: AH
Checked By: BW
Municipal Project:
Scale:

NORTH

SCALE 1" = 8'

0 0 0 0

1 of 1