

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, September 15, 2026

MEMBERS PRESENT:

Jim Kurtz, Bldg. 1 (zoom)
Bill Cloud, Bldg. 2
Lisa Bryant, Bldg. 3
Rick Cass, Bldg. 4 (absent)
Laura Ronayne, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Patricia Kelvasa, Bldg. 7
Luanne Dwyer, Bldg. 8
Vince Stapleton, Bldg. 9 (absent)
Jan Barnes, Bldg. 10
Deborah Pavlic, Bldg. 11
Dan DeHaven, Bldg. 12
Joe Endress, Homes 1
Suzie Heimburger, Homes 3

OTHERS:

Bonnie Guenther, Manager
Others in attendance - see attached

Lynne Harris
John Leandri
Margaret Dombkoski
Kathleen Murphy
Anne Allbee
4 others unnamed Zoom attendees

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 June 16, 2026, with the correction that Lisa Bryant represented Building 3. Joe Endress made a motion, and Bill Cloud seconded. The motion was unanimously approved and passed.

Renee Drentkiewicz shared a tribute for John Calabro's unexpected passing.

Treasurer's Reports: Joe Endress — See attached

Manager's Report: Bonnie Guenther—See attached

COMMITTEE REPORTS:

Architectural Review Committee: Bonnie Guenther - See attached

Old Business: (none)

New Business:

Committee Members needed — Renee Drentkiewicz

Several positions will need to be filled on the CHA Board including three Executive Committee positions as three members that are stepping down in December. Condo Boards: Please remember in November when you have your annual meetings that CHA Board of Directors representative positions will need to be filled. Your primary CHA BOD representative is eligible to sit on the Executive Committee. Renee Drentkiewicz and Bonnie Guenther are available should you have any questions.

In addition, we need volunteers for the Capital Improvement Committee, the Architectural Review Committee, and the Finance Committee. These committees will soon have vacancies. We encourage residents interested in the upcoming projects to volunteer to serve. Debra Pavlic asked whether a description of the committees was available. Bonnie Guenther confirmed that it was. Renee Drentkiewicz suggested including the descriptions in the October newsletter.

Joe Endress added that in the future, we will be hiring project managers for upcoming major projects.

Rules Violation — 1806 SE El Pinar Lane—Bonnie Guenther

After a discussion, Suzie Heimburger made a motion that the Association levy a continuing fine against the owner of 1808 SE El Pinar Lane in the amount of \$100 per day for 10 days, for a maximum total fine of \$1,000, for the continuing setback violation described in the July 29, 2026 violation notice, subject to confirmation by the Fining Committee pursuant to section 720-305, Florida Statutes. Joe Endress seconded. A vote was taken, and it passed unanimously.

Discussion Item: (none)

Comments on agenda items: (none)

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 10:08 am.

Jan Barnes

Renee Drentkiewicz

Jan Barnes, Secretary

Renee Drentkiewicz, President

9/15/26 Board of Directors Meeting Sign In

[illegible]

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, September 15, 2026
9:30 A.M.
AGENDA

PLEDGE OF ALLEGIANCE
CALL TO ORDER
ROLL CALL
APPROVAL OF PREVIOUS MINUTES

TREASURER'S REPORT
MANAGER'S REPORT
COMMITTEE REPORTS Architectural Review Committee – Bonnie Guenther

OLD BUSINESS: None

NEW BUSINESS: Committee Members Needed – Renee Drentkiewicz
Rules Violation – 1806 SE El Pinar Lane

Discussion Item:
Comments on agenda items:

POSTED: 9/13/26
ZOOM LINK:

Topic: CHA BOD Meeting Zoom Link 9/15/26
Time: Sep 15, 2026 09:30 AM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us06web.zoom.us/j/87858563293?pwd=BLlykdz5sA5UAlZ6kAmIzzQQuaGcvE.1>

Meeting chat link
<https://us06web.zoom.us/jc/87858563293>

Meeting ID: 878 5856 3293
Passcode: 516690

One tap mobile
+13052241968,,87858563293#,,,*516690# US
+13126266799,,87858563293#,,,*516690# US (Chicago)

Join by SIP
• 87858563293@zoomcrc.com
Join instructions
<https://us06web.zoom.us/meetings/87858563293/invitations?signature=T9LeRRIXWRgo0ki4pHey5CKBg05oePOeDY3MDz8ArnY>

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
JUNE 2026

FINANCIAL ANALYSIS:

While we experienced four accounts being over plan, we were able to achieve savings in other areas to end the month of June positive to the Annual Plan.

In **General, Common Areas-North Wall Irrigation:** we used our irrigation system considerably more due to the lack of rainfall. We ended the month \$1,531.37 over plan.

In **General Common Areas-Irrigation Water:** we additionally used our irrigation system on the front wall to take care of the dry conditions. We spent 2,272.86 putting us over plan by \$1,307.86.

In **General Common Areas-Supplies:** We stocked up on a number of supplies including Cheetah Pro (\$440.74), Kool Grips for the swimming pool (\$256.55), assorted cleaning liquids (\$139.56), spare portable a/c unit, with batteries (\$323.32), and miscellaneous items on our Home Depot account (\$335.27), and finally some assorted light bulbs amounting to \$139.87.

In **General Common Areas-Other Expenses:** The 50% deposit for the Holiday Lighting was \$2,486.95. Additionally, the 20% deposit of the East Outfall amounted to \$3,500. These expenses put this account over plan by \$5,842.41.

All in all the month of June ended positive to our plan by \$565.88 and for the year we are positive to Annual Plan by \$89.78.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF JULY 3, 2026)

\$277,062.94	South State Bank Operating Account
\$782,393.02	South State MMKT Account
<u>\$287,589.91</u>	Synovus Business CD
\$1,347,045.87	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. Once we are sure the new meter readings are accurate, we will determine whether or not we need to include the water meter readings in this report.

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
JULY 2026

FINANCIAL ANALYSIS:

July was a transitional month. With the meter project ongoing, invoices have been paid by Homeowners and contract payments to the contractor are being paid per agreement. This has caused an imbalance with our P&L statement. This will work itself out once this project is complete and paid out.

-In **General Common Areas-Supplies:** The irrigation meters for the Homes and for the Condo buildings were billed out at a cost of \$27,689.18. This category will level out once the invoices are finally paid.

-In **General Common Areas-Other Expense:** We incurred some miscellaneous expenses. Replacement of the battery charger for the golf carts at \$117.69. We purchased work shirts for the maintenance crew at a cost of \$368.57. And finally, the cost of the survey project for the Plaza across the street was \$3,500.

-In **General Common Areas-Landscaping:** We had several issues with our irrigation system at a cost of \$1,706.74.

-In **Clubhouse-Pool Supply & Expenses:** We purchased a new water cooler for the pool area at a cost of \$1,300. Additionally, a waste container was purchased at a cost of \$327.40.

-In **General-Legal Services:** We were in need of legal advice and services at a cost of \$3,293.12. This included consulting on the land encroachment involving the Plaza parcel, review of the Blue Stream agreement, Manager job description, and payment of our law firm's annual retainer.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF AUGUST 1, 2026)

\$294,427.24	South State Bank Operating Account
\$780,420.43	South State MMKT Account
<u>\$288,426.20</u>	Synovus Business CD
\$1,363,273.87	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. Once we are sure the new meter readings are accurate, we will determine whether or not we need to include the water meter readings in this report.

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
AUGUST 2026

FINANCIAL ANALYSIS:

August was a cleanup month with regards to finalizing payments for a number of projects. In some cases, we paid capital invoices out of our operating accounts in order to keep our Reserved Funding account intact for the major projects on the horizon.

In General Common Areas-Irrigation Water: Due to the lack of rain this expense is high in order to maintain the turf and the landscape plantings during a very hot month. This expense of \$2,379.71 put the account over plan.

In General Common Areas-Supplies: We had a number of items needed to maintain the Maintenance operation. They included light bulbs (\$165.72), landscaping lights for Outer Palms (\$351.33), and Home Depot supplies amounting to (\$1,399.19).

In General Common Areas-Other Expenses: The final payments for the meter project amounted to \$4,254.55. Also, portions of the east wall needed to be painted at a cost of \$1,607.20.

In General-Fees & Licenses: The final payment was made for the Bluestream project. While this was a capital project, we paid this out of our operating account. This amounted to \$21,437.50.

In General-Office-Telephone: The annual fee for our Telephone system, Ring Central was due at a cost of \$1,464.20.

While the month ended in a negative position, we are still positive to our Annual Plan by \$27,371.83.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF SEPTEMBER 1, 2026)

\$318,737.58	South State Bank Operating Account
\$808,176.18	South State MMKT Account
<u>\$289,292.92</u>	Synovus Business CD
\$1,416,206.68	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. Once we are sure the new meter readings are accurate, we will determine whether or not we need to include the water meter readings in this report.

Manager's Report
Board of Directors Meeting
September 15, 2026

- FPL has completed the installation of bollard and pendant lighting in the community. Thank you to the Lighting Committee for their choices of poles and lights that fit the community perfectly.
- The existing post light lanterns that lie within CHA common element will be removed and capped in the next month.
- The outfall replacement project is almost complete except for the seeding of the Plaza. Sunshine Land Design was incredibly informative to work with.
- The yearly tree trimming is completed except for some trees that will be removed by the dog park. I recommend that the homes also evaluate their vegetation and trees before storm season.
- A maintenance lead, Brian Eichenlaub was hired. He has been a great asset to the property in the short time he has been here.

All maintenance related items should be directed to maintenance (not the office) at maintenance@conquistadorliving.com or 772-283-2363 Ext 103. Maintenance emergencies should be directed to Ext 101 or a Board member. Please be mindful not to call Ext 103 after hours. Best to send an e mail which will be addressed the next business day.

BOD 9/15/26

Architectural Review Applications

1. Bldg 2; Windows; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 6/17/26
2. Bldg 8; Ext wood, gates, & partitions replacements and painting; Recommended for approval by the Architectural Review Committee (ARC) on 6/22/26 and approved by the Board of Directors (BOD) on 6/23/26
3. 1803 SE Granada Lane - Russell; Propane tank installation; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 6/26/26
4. 1878 SE Coronado Lane - Thor; Dumpster, port-o-potty, & storage POD; Recommended for approval by the Architectural Review Committee (ARC) on 6/26/26 and approved by the Board of Directors (BOD) on 6/28/26
5. Bldg 7; Post lantern heads; Recommended for approval by the Architectural Review Committee (ARC) on 7/7/26 and approved by the Board of Directors (BOD) on 7/8/26
6. 7-307 Perkins; Windows; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 7/15/26
7. 3190 SE Gran Via Way - Yarbrough; Solar system; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 7/15/26
8. 1828 SE Coronado Lane - Fechushak; Roof; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 7/16/26
9. Bldg 8; Port-o-potty; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 7/17/26
10. Bldg 6; Windows; Recommended for approval by the Architectural Review Committee (ARC) on 7/28/26 and approved by the Board of Directors (BOD) on 7/29/26
11. 12-206 Landsiedel; AC; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 8/12/26
12. Bldg 3; Pavers; Recommended for approval by the Architectural Review Committee (ARC) on 8/12/26 and approved by the Board of Directors (BOD) on 8/13/26
13. 7-305 Fabiano; Windows; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 8/17/26
14. 1844 SE Granada Lane - Heimburger; Dumpster; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 8/17/26

Conquistador

Homeowners' Association, Inc.

July 29, 2026

Robert Waller

1806 SE El Pinar Lane

Stuart, FL 34996

CC: Conquistador HOA Executive Committee

Re: Formal Notice of Violation – Structure Intruding on South Setback Line

Dear Mr. Waller:

It has come to the attention of Conquistador Homeowners' Association, Inc. (CHA) that a violation of the Conquistador Declaration of Covenants and Restrictions has occurred. This letter constitutes formal notice of the violation.

A portion of the patio or other structure installed at your property extends into the required setback area along the south lot line. You were advised by email on July 8 and July 15, 2026, that the installation must comply with the Association's governing documents and applicable Martin County requirements, and you were asked to provide a correction timeline by July 20, 2026.

Article X, Section 3 of the Conquistador Declaration of Covenants and Restrictions states:

"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."

Because the existing home lies within the 10-foot side setback, the Association has been advised that no newly installed patio or other structure may extend farther south than the southernmost point of the home. Any portion of the installation that is closer to the south lot line than the southernmost point of the home must therefore be removed.

Required corrective action: Remove the portion of the patio or other structure that intrudes into the south setback area and provide written confirmation to the Association no later than August 12, 2026. All work must also comply with applicable permit and zoning requirements.

Per Section II.B.1 of the Conquistador Rules and Regulations, you have fourteen (14) days after receipt of this notice to correct the violation. If you believe you have been wrongly or unjustly charged, you may submit a written protest to the CHA Board of Directors within the same fourteen-day period, stating the reasons you believe no violation has occurred.

If no protest is filed, the allegations in this notice may be considered true and the Association may begin the fining process under Section II.B. Continued failure to correct the violation may also result in the matter being referred to Association counsel and the pursuit of other remedies available under the governing documents and Florida law.

Please contact me if you have any questions or concerns about this matter.

Sincerely,



Bonnie Guenther, LCAM

Conquistador HOA

1800 SE St. Lucie Blvd.

Stuart, FL 34996

(772) 283-2363 Ext. 101

manager@conquistadorliving.com