CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, October 20, 2026

MEMBERS PRESENT:
Jim Kurtz, Bldg. 1
Ed Brennan, Bldg. 2
Richard Gunthner, Bldg. 3
Michael Cavallo, Bldg. 4
Janet Campbell, Bldg. 5
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
Janet Gordon, Homes 2
Susie Heimberger, Homes 3

OTHERS:
Bonnie Guenther, Manager

ZOOM PARTICIPANTS:
Doug Rose, Anne Allbee, Janet Pierson, David McMillan, John Mitchell, Brendan Galvin

ABSENT:
Renee Drentkiewicz, Bldg. 6

Call to Order

Meeting opened with the Pledge of Allegiance.

Roll Call

A quorum was established via roll call.

Approval of Minutes

September 16, 2026 minutes approved on a motion by Joe Endress, seconded by Jim Kurtz.

Committee Reports

No Architectural Review Committee business reported.

Treasurer's Report

See attached report.

Manager's Report

See attached report.

New Business – CHA Yearly Financial Reviews – Joe Endress

Motion by Joe Endress, seconded by Jim Kurtz, to obtain an audit of the 2026 financial statements.
Motion carried by roll-call vote, with no opposing votes recorded.
Estimated audit cost: approximately $12,000, which is included in the 2027 CHA budget.

Adjournment

On a motion by Jan Barnes, seconded by Jim Kurtz, the meeting adjourned at 9:45 a.m.

10/20/26 Board of Directors Meeting Sign In

Printed name	Signature
MARCIA KURTZ	Marcia Kurtz
JOHN LEANDRI	
Jean M. Taylor	
Debbie Broson	
MARTHA SCHNEIDER	2-308
Eddie Brennan	2-207
Janet Campbell	
Luanne Dwyer	
Brenda Cavallo	
Michael Lavelle	
Deborah Pavlos	
Robert Wheeler	
WALT MIHALIK	

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, October 20, 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

TREASURER'S REPORT
MANAGER'S REPORT

OLD BUSINESS:

NEW BUSINESS: CHA Yearly Financial Reviews – Joe Endress

Discussion Item:
Comments on agenda items:
Zoom Link:
Topic: CHA BOD Meeting 10/20/26
Time: Oct 20, 2026 09:30 AM Eastern Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/86223236106?pwd=RiecQaw4bLTFQXsWpUbPqok3vnmt0J.1
Join and take notes
https://us06web.zoom.us/j/86223236106?pwd=RiecQaw4bLTFQXsWpUbPqok3vnmt0J.1&mynotes=on
Meeting chat link
https://us06web.zoom.us/launch/jc/86223236106
Meeting ID: 862 2323 6106
Passcode: 543774
One tap mobile
+13052241968,,86223236106#,,,,*543774# US
+19292056099,,86223236106#,,,,*543774# US (New York)

Join by SIP
• 86223236106@zoomcrc.com

Join instructions
https://us06web.zoom.us/meetings/86223236106/invitations?signature=xh2dMBaLymuj5ehzAGEkF_8FzcTID4KHDwxYEPqMN-0

POSTED: 10/15/26

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
SEPTEMBER 2026

FINANCIAL ANALYSIS:

Due to the Annual Tree Trimming, September ended in a negative position relative to the Annual Budget. We had to work on a number of areas in the complex to remove dead bushes, trees, and trim a significant number of Palm trees. Other than that, the month was in line with the Budget but we ended the month in the negative.

In **General Common Areas-Tree Trimming:** Due to the large amount of needed trimming, we spent $18,507 in September.

In **General Common Areas-Supplies:** We had to purchase a few items that put this category over Budget. We needed to purchase golf cart batteries at a cost of $1,381. Additional Elevator keys were purchased at a cost of $115.41.

In **General Common Areas-Landscape Expense:** Florida Irrigation Services repaired a number of items throughout the complex. This added up to $1,555.72. Also, repairs were needed on the Front entry lighting at a cost of $3,610.

In **General Legal Services:** Attorney's input was needed on the Property Manager's Job Description and Website requirements. This amounted to $2,234.50.

In **General Office-Service & Misc.:** A $210 donation was made to Tunnel to Towers in memory of John Calabro. Also, the annual subscription for Intuit was $1,372.10. This put the account over Budget by $1,226.62.

All in all, we are $20,826.38 under Budget for the year. As I have indicated, we have used operating dollars to pay for some of the Capital expenses to keep our reserves growing for future projects. We did, however, pay the final bill for the Capital project across the street covering the repair and improvements to the drainage system out of Reserves.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF OCTOBER 1, 2026)

$376,959.88	South State Bank Operating Account
$736,276.68	South State MMKT Account
$290,162.24	Synovus Business CD
$1,403,398.80	Total Checking/Reserve Accoun

Manager's Report
Board of Directors Meeting
October 20, 2026

- The Ballroom kitchen floor was replaced to match the dance floor. The kitchen is slowly being put back together. A regular dishwasher has been ordered and will be delivered next week.
- The capping of the community post lights, the short black post lights that line the road in the community, began yesterday, 10/19 and will continue until 10/30/26. Some extra lighting will be added to the Clubhouse to enhance the structure and add much needed light.
- There will be some removals and replacements of landscaping on the west side of the property. Some vegetation was damaged by the outfall installation, and some have just reached the end of their useful lives.
- The outfall replacement was completed. Grass seed was spread, and thanks to the excessive rain, most have taken hold and grown. In addition to the new grass, we are also acquiring bids for landscaping that will follow the bollards along St Lucie Blvd. The goal is to create a natural border along the west side of the Plaza to emphasize the property line and improve aesthetics of the land.
- Painting and crack-filling of the Clubhouse border walls and bottom of Clubhouse has begun.
- Dead vines along the east wall have been removed, and those portions where vines were removed will be pressure washed and painted in the next two weeks.
- To contact maintenance for maintenance related items: maintenance@conquistadorliving.com or 772-283-2363 Ext 103 to reach maintenance. Please do not call after hours. E mail is easiest for them as they can copy and paste requests into the maintenance system.
  Unless it is an emergency, please do not contact the office with maintenance items.
- Any accidents that occur within the community, **including inside and around condo buildings**, need to be reported with all details to Bonnie as soon as possible. Claims to the insurance carrier need to be placed as soon as possible after an accident, **even if you think the accident is not substantial**. Reporting them to your Board is not enough. Gathering information right away is crucial.
  Send location, time, names of persons involved, witness names, weather and location conditions, and all details of accident to manager@conquistadorliving.com immediately following an accident. I cannot emphasize the importance of this.
- Reminder to all: The deadline to have all bushes trimmed to 8 feet is November 1st. If you have any questions, contact the office.