CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, October 13, 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 Joe Endress to approve the minutes of the Executive Meeting of June 9, 2026. The motion was seconded by Martha Gorton and unanimously approved.

Treasurer's Reports: Joe Endress—see attached

Manager's Report: Bonnie Guenther—see attached.

Old Business: (none)

New Business: CHA Yearly Financial Reviews - Joe Endress

A discussion followed about the 2024 audit. Joe Endress made a motion to recommend to the CHA Board that a 2026 audit be included in the 2027 budget. Martha Gorton seconded. It passed unanimously.

Discussion Item:

* Pati Kelvasa - Building 7: She agreed with the recommended motion for annual audits.

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 9:53 am.

Jan Barnes
Jan Barnes, Secretary

Renee Drentkiewicz
Renee Drentkiewicz, President

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
Tuesday, October 13, 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:

NEW BUSINESS: CHA Yearly Financial Reviews – Joe Endress

Discussion Item:
Comments on agenda items:

POSTED: 10/9/26

10/13/26 Executive Committee Meeting Sign In

Printed name	Signature
Patricia Kelvasa	Patricia Kelvasa
Lisa P. Bryant	Lisa P. Bryant
Deborah Ruvolo	Deborah Ruvolo
GENE GIUGLIANO	Gene Giugliano
Sean McIntyre	Sean McIntyre
Luanne Dwyer	Luanne Dwyer

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
Executive Committee Meeting
October 13, 2026

- The Ballroom kitchen floor was replaced to match the dance floor. The kitchen will be put back together shortly. Sorry for the mess!
- The capping of the community post lights, the short black post lights that line the road in the community, will be removed and capped 10/19-10/30/26. 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 will begin in the next two weeks.
- 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.