CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, November 17, 2026

MMBERS PRESENT:
Jim Kurtz, Bldg. 1 (Zoom)
Ed Brennan, Bldg. 2
Lisa Bryant, Bldg. 3
Rick Cass, Bldg. 4 (absent)
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
Janet Gordon, Homes 2
Suzie Heimburger, Homes 3

OTHERS:
Bonnie Guenther, Manager
Others in attendance - see attached
Zoom Participants:
Judy Talaber
Jim LaFrance
John Mitchell
Mareen McGovern
Mona Gerard
Beth Fechushak
Doug Rose
Bill Cloud
Tom Gilmore
Donna Tuttle

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 October 20, 2026. Joe Endress so moved, and Jim Kurtz seconded. The motion was unanimously approved.

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:

Transfer of Reserve Funds — Joe Endress discussed purchasing new CDs. A motion was made by Suzie Heimburger for Bonnie Guenther and Joe Endress to review the available rates at local banks and purchase two (2) CD's totaling $250,000 each. Jim Kurtz seconded, and the motion unanimously passed.

Discussion Item: (none)

Comments on agenda items: (none)

With no further business, 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 9:45 am.

Jan Barnes

Jan Barnes, Secretary

Renee Drentkiewicz

Renee Drentkiewicz, President

11/17/26 Board of Directors Meeting Sign In

Printed name	Signature
DONNA SIKORA	Donna Sikora
Mary Kurtz	MARCIA KURTZ
Ray Williams	Raymond A. Williams Jr.
Bob Russell	
Brenda Havir	
Jackie Williams	Jackie Williams
Jean McJunkin	
Deborah Pavlik	Deborah Pavlik
MARIA SILVA	
Luanne Dwyer	
Bob Wheeler	
Karen Thomas	Karen Thomas
MARTHA SCHNEIDER	Martha Schneider

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, November 17, 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: Transfer of Reserve Funds – Joe Endress

Discussion Item:
Comments on agenda items:

ZOOM LINK:
Topic: CHA BOD Meeting 11/17/26 9:30AM
Time: Nov 17, 2026 09:30 AM Eastern Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/83275566464?pwd=osbubSIzZUP2O6FeykuPfwlU8REf9P.1
Join and take notes
https://us06web.zoom.us/j/83275566464?pwd=osbubSIzZUP2O6FeykuPfwlU8REf9P.1&mynotes=on
Meeting chat link
https://us06web.zoom.us/launch/jc/83275566464
Meeting ID: 832 7556 6464
Passcode: 333627

One tap mobile
+13052241968,,83275566464#,,,,*333627# US
+13092053325,,83275566464#,,,,*333627# US

Join by SIP
• 83275566464@zoomcrc.com
Join instructions
https://us06web.zoom.us/meetings/83275566464/invitations?signature=YS9oC6jLyphYq7BHLVpSV6IcyXZswtvKcbjtsBZVSyM

POSTED: 11/13/26

BOD 11/17/26

Architectural Review Applications

1. 7-105 Arbogast; AC Replacement; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 11/6/26
2. 12-207 & 208 McKervey; AC Replacement; Recommended for approval by the Architectural Review Committee (ARC) and approved by the Board of Directors (BOD) on 11/5/26

CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
OCTOBER 2026

FINANCIAL ANALYSIS:

October was a busy month for the office and for our Maintenance team. One thing to note, FPL has not started billing us for the new lampposts. As of the end of October, we have several months of non-payment. I am sure that they will catch this and start billing us. The hope is that we receive the billing prior to the end of the year.

In **General Common Areas-Repairs:** we had some plumbing issues throughout the complex. One significant issue was a toilet blockage in the Maintenance building at a cost of $1,735.

In **General Common Areas-Supplies:** We replaced our gas pole pruner at a cost of $855.99. Again, this month we needed to restock our shelves in the Maintenance building, this amounted to $1,288.89. Hopefully we will be able to work through the rest of the year without significant further purchases.

In **General Common Areas-Other Expense:** We removed a Seagrape tree in the dog park area at a cost of $650. Additionally, we added a new Manatee sign at the dock at a cost of $306.72. And finally, due to rodents, we installed rat bait station at a cost of $140.

In **Clubhouse-Other Expense:** we had the planter walls at the clubhouse and also the exterior portion of the east wall was painted. This was done by an external paint company at a cost of $7,195.51. Also, we replaced the dishwasher in the ballroom kitchen as well as we purchase several light poles for the clubhouse area at a cost of $2,386.16.

I detail these expenses to let our residents know the continued costs of our aging complex. Some of these projects can be done by our maintenance team, but some of these jobs need to have outside sources to accomplish the work. Unfortunately, it all costs money.

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF NOVEMBER 1, 2026)

$299,177.41	South State Bank Operating Account
$763,965.71	South State MMKT Account
$291,006.01	Synovus Business CD
$1,354,149.13	Total Checking/Reserve Accoun

Manager's Report
Board of Directors Meeting
November 17, 2026

- The capping of the community post lights is almost complete with the last section being in front of building 4.
- Additional post light replacements will be done around the Clubhouse this week.
- The property faired exceptionally well during the record-breaking rains. Some flooding was expected with that amount of rain, but no water reached the inside of any buildings. Just a reminder to please do not drive in that kind of extreme rain.
- As I have just finished 13 budgets along with notices of annual meetings, proxies, amendments and budget agendas, I am just starting to catch up with regular requests. Please be patient. If an item is not an emergency, it will be completed in order of importance.
- Renee: The deadline to have all hedges trimmed to 8 feet was November 1st. If your property is not in compliance, please do so before notices of violation are distributed.