

CONQUISTADOR HOMEOWNER'S ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Wednesday, March 5, 2025

MEMBERS PRESENT:

Jim Kurtz, Bldg. 1
Bill Cloud – Bldg. 2
Lisa Bryant, Bldg. 3
Rick Cass, Bldg. 4
Charles Encarnation, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Pati Kelvasa, Bldg. 7- Zoom
Martha Gorton, Bldg. 8
Vincent Stapleton, Bldg. 9
Eileen Thibeault, Bldg. 10
Deborah Pavlic, Bldg. 11
Ken Andorfer, Bldg. 12
Joe Endress, Homes 1 - Zoom
Rich Ficarra, Homes 2
Carol Spera, Homes 3

OTHERS:

Bonnie Guenther, Manager
Others in Attendance (see attached)
Zoom Attendance: Anne & Ralph
Allbee, Richard Gunthner, Lynn Harris,
John McKervey

The Board of Directors meeting with Zoom was called to order at 10:00am after the pledge of Allegiance. There was a quorum noted.

New Business: New Cable/Internet Contract

- Renee Drentkiewicz explained that the Executive Committee along with Bonnie Guenther began the bidding process with nine companies bidding for our internet/cable contract which expires in February of 2026. Currently, we are with AT&T for internet and Directv for cable. Nine companies who offered bids were narrowed to four who gave Zoom presentations. Four companies were narrowed to one, Blue Stream Fiber. Renee then introduced Tom Horne, one of our representatives from Communications Consulting Group, Keith Minarik, VP of Sales for Blue Stream, and Mike Gonzalez, Director of Community Relations for Blue Stream.
- Keith Minarik with help from Mike Gonzalez gave a live presentation which included: Company background, products and services offered, details and timeline of construction and installation, information on resident and community support and training, and pricing.
- Martha Gorton emphasized that that we currently receive 50mbs and that the new plan is one Gig or 1000mbs.
- After two years, we have the option to drop the cable portion of the contract and just keep internet service
- Our current pricing with AT&T and Directv is \$83 per month with a 4% annual increase. The new monthly cost for Blue Stream will be \$71.41 per month (\$68.95 plus taxes) with a 3.5% annual increase. In addition, there will be a \$500 per unit door fee which will be used for future master association capital expenditures, in particular, road and swale replacement projects which are estimated to cost the community \$1.5 million.
- The floor was then opened for questions from the Board of Directors and finally to the residents in attendance.

- A motion was made by Rich Ficarra to accept the proposal from Blue Stream Fiber. It was seconded by Rick Cass. A roll call was also done and was unanimously in favor of acceptance. Meeting was adjourned at 11:13am.


Renee Drentkiewicz, President


Bonnie Guenther, Acting Secretary/Manager

3/5/25 Board of Directors Meeting Sign In

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3/5/25 Board of Directors Meeting Sign In

Printed name	Signature
DAVID SCHAE	David Schae
JIM LAFRANCE	Jim LaFrance
DONNA SIKORA	Donna Sikora
MIKE BRADY	Mike Brady
VIN STAPLETON	Vin Stapleton
Bill Clark	Bill Clark
Mona Lerarp	Mona Lerarp
Rich Fickman	Rich Fickman
DIANE ENCARNATION	Diane Encarnation
Lisa Bryant	Lisa P Bryant
Gail Mitchell	Gail Mitchell
Deborah Pavlic	Deborah Pavlic
BOB Pavlic	Bob Pavlic
CAROL SPERA	Carol Spera
Glenn Kirkham	Glenn Kirkham
Luanne Dwyer	Luanne Dwyer
WALT MIHALIK	Walt Mihalik
Tom M. Titzer	Tom M. Titzer
RICHARD LEST	Richard Lest
Ken Anderson	Ken Anderson
OT Thoms	OT Thoms
Kasey	Kasey
Dave Moros	Dave Moros
James Kuntz	James Kuntz

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.

**SPECIAL MEETING OF THE
BOARD OF DIRECTORS**

Wednesday, March 5, 2025

10:00 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

NEW BUSINESS:

New Internet/Cable Contract – Renee Drentkiewicz

COMMENTS on agenda items:

POSTED: 2/27/25

ZOOM LINK:

When: Mar 5, 2025 10:00 AM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/VOeF04kQS1mVHylCeqtWQA>

After registering, you will receive a confirmation email containing information about joining the meeting.