

**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 50mbps and that the new plan is one Gig or 1000mbps.
- 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

Renee Drentkiewicz, President

  
B. Guenther

Bonnie Guenther, Acting Secretary/Manager

3/5/25 Board of Directors Meeting Sign In

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Printed name	Signature
DAVID SCHAFER	David Schaefer
JIM LAFRANCE	Jim LaFrance
DONNA SKORA	Donna Skora
MIKE BRADY	Mike Brady
V.N. STARICKSON	V.N. Starickson
Bill Clegg	Bill Clegg
Mona Seearp	Mona Seearp
Rich Ficiamia	Rich Ficiamia
DIANE EXCAVATION	Diane Excavation
Lisa Bryant	Lisa P Bryant
Barry M. Scholl	Barry M. Scholl
Deborah Pavlic	Deborah Pavlic
BOB PAULIC	Bob Paulic
CAROL SPERA	Carol Spera
Glenn Kirkham	Glenn Kirkham
Luanne Dwyer	Luanne Dwyer
Walt Mihalik	Walt Mihalik
James T. Jones	James T. Jones
RICHARD LEIST	Richard Leist
Ken Anderson	Ken Anderson
DI Thomas	DI Thomas
Karen	Karen
Dave Morosay	Dave Morosay
James Kunz	James Kunz

**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/VOeF04kQS1mVHyICeqtWQA>**

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