

Approved 12.4.2025

**DAVED COMMERCIAL CONDO ASSOCIATION
SPECIAL MEMBERSHIP HOA MEETING
December 12th, 2024 @ 3:00 P.M
VIA Zoom Call**

MINUTES

1. Roll Call and certification of proxies
Owners Present: Tom Nading, Dave Pedersen, Mike Bordogna
Others Present: Judi Balkind & Amanda Wells – HOA Managers

Mike Bordogna called the meeting to order at 3:17 PM.

2. Proof of notice of meeting or waiver of notice.

Dave Pedersen made a motion to approve notice of the meeting. Mike Bordogna seconded the motion. All in favor and the motion passes unanimously.

3. Review and Approval of the Minutes of the Annual Membership Meeting of June 11th, 2024, + September 19th, 2024

Mike Bordogna made a motion to approve the Minutes. Tom Nading seconded the motion. All in favor and the motion passes unanimously.

4. Reports of officers
N/A

5. Unfinished Business
 - a. Review 2024 Financials

Mike Bordogna made a motion to approve the 2024 Financials as presented. Dave Pedersen seconded the motion. All in favor and the motion passes unanimously.

- b. Building Painting has been completed by Steve's Professional Painting
 - c. Handicap Door Devices Issues – this is still being determined
 - d. New Bench – is set to be delivered December 27th
 - e. Wall Stabilization project – permit is in the works & Trace has been engaged to do the wall project

6. New Business
 - a. Proposed 2025 Budget and Dues – Dues Increase

Mike Bordogna made a motion to approve the 2025 Budget. Dave Pedersen seconded the motion. All in favor and the motion passes unanimously.

- b. Proposed Bench plaque idea

“Another Beautiful Day in Paradise, In loving memory of Dr. Gary Conrad”

The Board decided to have the requestee pay the bench amount & the hoa will pay for shipping. The HOA will not be maintaining or paying for any damages incurred to the plaque.

- c. Reminder that non-County tenants/employees of the building are not permitted to enter the 3rd floor before or after regular business working hours
- d. Other

- 7. Adjournment

Tom Nading made a motion to adjourn the meeting at 3:45 PM.