

*Approved 12.4.2025*

**DAVED COMMERCIAL CONDO ASSOCIATION  
SPECIAL MEMBERSHIP HOA MEETING  
December 12<sup>th</sup>, 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 11<sup>th</sup>, 2024, + September 19<sup>th</sup>, 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 3<sup>rd</sup> 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.***