

**Fifteen Hundred Medical Office
Condominium Association, Inc.
Annual Meeting of the Membership,
Election of Directors and the 2025 Budget Meeting**

**Monday, December 16, 2024
at 12:30 PM
Via Zoom Conference Call**

Call to Order:

President, Bryan called the meeting to order at 12:30 PM.

Roll Call and Certification of Quorum:

The unit owners in attendance via Zoom are listed below:

Jonathan Berger (Suite 105)
Ali Danesh (Suites 103 & 104)
Rudi Ide (Suite 201)
Lori Ann Rowland (Suite 101)
Bryan Vinik (Suites 203 & 205)

This represented an attendance of 100% of the membership in person and by proxy.

As a quorum of the membership was present, the annual membership meeting moved forward.

Proof of Notice of Mailing:

Notarized affidavits were presented showing proper mailing of the Final statutory meeting notice on December 2, 2024.

Waiving of the Reading of the Minutes:

Rudi moved to waive the reading of the minutes of the prior Annual Membership Meeting. The motion was seconded by Ali. The motion was unanimously approved by the majority of the Board.

Announcement of Directors:

This year there were four candidates for four Director's seats. As per Florida Statute 718.12(2)(d) 3, an election and balloting are not required unless there are more candidates than vacancies on the Board. When there is only one (1) candidate for each vacancy on the Board, the Association is not required to go through the full election procedure. After the election, any Board vacancy may be filled by appointment.

Four (4) unit owners submitted their name by the deadline of November 6, 2024. Because there are no vacancies to be filled, no election is required and the candidates, listed below, will automatically become Directors until the next election of Directors:

DIRECTOR

Jonathan Berger – Treasurer
Ali Danesh – VP
Rudi Ide – Secretary
Bryan Vinik – President

DISCUSSION OF THE PROPOSED 2025 BUDGET:

The 2025 Budget was presented was presented for discussion with questions:

- Insurance – is insurance expected to go up next year, per insurance agent, perhaps by 10-15%

Vote to Approve the Budget as Presented:

MOTION: Bryan Vinik, 2nd: Rudy Ide – 2024 Budget is Approved.

Other Items for discussion included,
Pest control,
Waste Management
Parking Lot/Exterior Lighting

Adjournment of Annual Membership Meeting:

Meeting Adjourned by mutual agreement at

**Fifteen Hundred Medical Office
Condominium Association, Inc.**

**Minutes of the Organizational Meeting of the Board of Directors
Monday, December 16, 2024
at 1:00 PM**

Call to Order:

Bryan Vinik, President called the Organization Meeting to order at 1:00 PM.

Establishment of a Quorum of the Current Board:

Jonathan Berger, Ali Danesh, Rudi Ide and Bryan Vinik were all in attendance and a quorum was established.

Election of Officers:

The Board will remain in the same positions.

Bryan Vinik – President
Ali Danesh – Vice President
Rudi Ide – Secretary
Jonathan Berger - Treasurer

Adjournment:

Meeting Adjourned at 1:07 p.m.
Discussion of the Budget