SPRUCE POINT, INC.
MINUTES OF BUDGET BOARD MEETING
Location : 1800 Chandelle Ct, Port Orange, FL 32128
December 10, 2025, at 1 pm.

Call the meeting to order.
The meeting was called to order by President Susan Holmes.
Establish quorum.
The quorum was established by the presence of the whole board.
Approval of prior minutes (9/25/25)
Mr. Pagliarulo made a motion to accept the minutes from September 25, 2025, as presented. Mrs. Holmes seconded the motion. All in favor, motion carried.
Discussion and approval of the budget for 2026.
Mrs. Holmes made a motion to approve the budget for 2026, resulting in $2,430 per quarter. Mr. Pagliarulo seconded the motion. All in favor, motion carried.
Mr. Pagliarulo made a motion to approve an alternate budget, witch is contingent on the sales of unit 4, resulting in $1995 per quarter. Mrs. Holmes seconded the motion. All in favor, motion carried.
Ratification of motions made at the prior meeting without the items being on the agenda:

1. **Allow fences to be built around garbage cans.**
   Mrs. Swarthout made a motion to approve fences around garbage cans after board approval of each proposal. Mrs. Holmes seconded the motion. All in favor, motion carried.
2. **Allow electrical dog fences.**
   Mrs. Holmes made a motion to change the Rules and Regulation of Spruce Point as follows:

Dog leash rules should follow Volusia County rules which do not require a leash if the dog is under verbal command control or an Electronic Collar.
Mr. Pagliarulo seconded the motion. All in favor, motion carried.

Mrs. Holmes made a motion to approve the installation of electrical dog fences with prior approval from the board. Mr. Pagliarulo seconded the motion. All in favor, motion carried.

Set up date for the Annual Membership Meeting.

The Annual Membership meeting will be on February 19, 2026, at 1 pm at Mrs. Holmes' residence.

Open forum.

Mr. Pagliarulo brought the question up on the frequency of the irrigation for common areas. The frequency is determined by Volusia County.

Adjournment.

Mrs. Holmes made a motion to adjourn the meeting at 1:56 pm. Mrs. Swarthout seconded the motion.