

SPRUCE POINT, INC.

P. O. Box 731923, Ormond Beach, FL 32173

Phone: (386) 473-0556

A Special Meeting of the Board of Directors of Spruce Point, Inc. was held on Tuesday, June 24, 2025 at 105 Silver Fern Court, Port Orange, FL with a quorum present of four members represented in person or by proxy. President Meg Ramstad called the meeting was called to order at 11:00 a.m.

DIRECTORS PRESENT Meg Ramstad, President/Director; Jeff Dove, Secretary/Director; Susie Holmes, Treasurer/Director.

The Board of Directors Purposes a Special Assessment of \$1600.00 per unit. Payment will be due in full by June 24, 2025. Due to an Owner not paying their Quarterly Assessments. We are currently underfunded for the remainder of 2025 year expenses.

Proxy Vote Count: 4 Agree 0 Disagree

Special Assessment of \$1600.00 passes. Already received four owners payment, the three owners will be invoiced and is due in full by June 24, 2025.

Once all Special Assessments are received we can tend to Pre Hurricane Tree Work.

There being no further business to come before the Board the meeting was adjourned.

Minutes taken and prepared by:

Amanda L. Baker, Community Association Manager

SPRUCE POINT, INC.
P. O. Box 731923, Ormond Beach, FL 32173

Phone: (386) 281-3424

**NOTICE OF BOARD OF DIRECTORS SPECIAL MEMBERSHIP
MEETING**

NOTICE IS HEREBY GIVEN, the Board of Directors Special Membership Meeting will be held at the following date, time and place:

Date: Tuesday, June 24, 2025

Time: 11:00 A.M.

Place: President Meg Ramstad Home at 105 Silver Fern Ct

Agenda: **Call to Order**
 Establish Quorum
 March 31, 2025 Financials
 Financial Reporting
 Pre Hurricane Tree Work
 New Owner Portal Website
 Proxy Vote
 Discussion
 Adjournment

The Board of Directors Purposes a Special Assessment of \$1600.00 per unit. Payment will be due in full by June 24, 2025. Due to an Owner not paying their Quarterly Assessments. We are currently underfunded.

Spruce Point, Inc.
Board of Directors

SPRUCE POINT, INC.

SPECIAL MEETING OF THE MEMBERSHIP 11:00 A.M. TUESDAY, JUNE 24, 2025

PROXY

The undersigned, owner or designated voter of Unit _____ in Spruce Point, Inc., appoints

(Print name of person you wish to appoint as your proxy holder)

or the Secretary as my proxy holder to attend the meeting of the members of Spruce Point, Inc., to be held at 11:00 a.m. Tuesday, June 24, 2025, at 105 Silver Fern Ct, Port Orange, FL. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required)

() I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

The Board of Directors Purposes a Special Assessment of \$1600.00 per unit. Payment will be due in full by June 24, 2025. Due to an Owner not paying their Quarterly Assessment. We are currently underfunded.

Circle One: I agree I disagree

DATED this _____ day of _____, 2025 _____
Unit Owner Signature (Designated Voter)

Print Name: _____ Address: _____

SUBSTITUTION OF PROXY

(Please leave blank)

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

DATED this _____ day of _____, 2025 _____
Proxy holder Signature

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SPRUCE POINT, INC.

**AFFIDAVIT OF MAILING AND EMAILING OF
SPECIAL ASSESSMENT MEETING**

STATE OF FLORIDA)

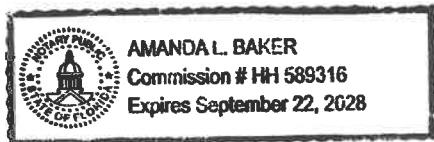
COUNTY OF VOLUSIA)

BEFORE ME, personally appeared Margaret Ramstad, who attests that copies of the Special Assessment Meeting of **SPRUCE POINT, INC.**, to be held at **11:00 A.M.**, on **TUESDAY, JUNE 24, 2025** at **Ramstad's Residence at 105 Silver Fern Court, Port Orange, FL 32128**, were mailed by U.S. Mail, and Emailing in accordance with Section 718.112, Florida Statutes, and Article 3.3 of the By-Laws. The notices were mailed and emailed to each unit owner at the address last furnished to the association, as such address appears on the books of the Association.


(Sign)

Margaret Ramstad
(Print)

The foregoing instrument was acknowledged before me this 9th day of June, 2025, by Margaret Ramstad, of **SPRUCE POINT, INC.**, a Florida not-for-profit corporation, on behalf of said corporation. She is personally known to me and did take an oath.





Amanda L. Baker, Notary Public