

SPRUCE POINT, INC.

P. O. Box 731923, ORMOND BEACH, FL 32173

Phone: (386) 473-0556

A Meeting of the Board of Directors of Spruce Point, Inc. was held on Wednesday, August 6, 2025 at 1800 Chandelle Court, Port Orange, FL with a quorum of members. Susie Holmes, Vice President called the meeting to order at 10:30 a.m.

DIRECTORS PRESENT: Susie Holmes, Vice President/Director; and Amanda L. Baker, Asst. Secretary/Treasurer.

OWNERS PRESENT: Evelyn Swarthout and Gregg Pagliarulo.

This meeting was had to accept the resignations of Meg Ramstad and Jeff Dove and to appoint Evelyn Swarthout and Gregg Pagliarulo who volunteered to join the Board of Directors for the remainder of 2025 year.

The following owners will serve on the Board of Directors for the remainder of 2025 and to serve as the following officers:

President:	Susie Holmes
Vice President / Secretary:	Evelyn Swarthout
Treasurer:	Gregg Pagliarulo

A motion was made by Susie Holmes, seconded by Evelyn Swarthout and carried unanimously to remove Meg Ramstad as a bank signer and add Susie Holmes, President and Gregg Pagliarulo, Treasurer as signers on the bank accounts.

NEW BUSINESS:

The Owners account number 4 at 104 Silver Fern Court that is currently in arrears for \$42,540.62. The Foreclosure has been filed with the Volusia County Clerks of Court. We have spent \$8,000.00 to the attorney for the lien and foreclosure process with \$3,000.00 of it that is placed on retainer. The Attorney will send a rent demand letter to the tenants in the next few weeks.

Suzy Engel will be helping Susie Holmes with the QuickBooks file.

We recently removed 7 trees in the common areas for \$4,400.00 as preventive hurricane tree work.

Susie Holmes made a motion that allows unit owners to remove any nuisance trees from their surrounding property without Association Approval and at the owners cost. The motion was seconded by Gregg Pagliarulo and carried unanimously.

Gregg Pagliarulo made a motion to allow owners the right to install a screen fence to hide their garbage cans. The motion was seconded by Susie Holmes and carried unanimously.

FINANCIAL REPORT: The Financial Reports for the year ending June 30, 2025 were reviewed and accepted as presented.

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