

SPRUCE POINT, INC.

## Agenda

A Meeting of the Board of Directors of Spruce Point, Inc. was held on Thursday Sept 25th, 2025 at 1800

Chandelle Court, Port Orange, FL with a quorum of members.

DIRECTORS PRESENT: President: Susie Holmes

Vice President / Secretary: Evelyn Swarthout

Treasurer: Gregg Pagliarulo

OWNERS PRESENT: Jeff Dove

called the meeting  
to order at 1pm

Prior meeting minutes approved from August 6th, 2025

Greg made a motion, Evelyn 2nd all were in favor.

After discussion of problems with CAM and lack of contract.

Greg made a motion to replace the CAM and give 30 day notice to replace our current CAM on or before Nov 1st, 2025. Evelyn 2nd the motion and all were in favor

After discussion of problems with Attorney including and lack of guidance. Greg made a motion to replace attorney after we receive all necessary records. Evelyn second the motion and all were in favor

Greg made a motion to remove Amanda from our bank accounts and bank portal and replace with new CAM Adriana Albanese, of Albanese Hollander, Inc.. Evelyn 2nd the motion and all were in favor.

Greg made motion that owners are allowed to install electric fences. Evelyn second the motion and all were in favor.

Greg made a motion to adjourned the meeting. Evelyn Second the motion. Meeting adjourned 2:15.

Minutes taken by Susie Holmes