

**WINTER HAVEN CHRISTIAN CENTER, INC**  
**TOWN MEETING MINUTES**  
**JANUARY 6, 2025**

The annual Town Meeting was called to order by Ben Walls, Board President, at 9:00 a.m. Board Members present were: Vice-President Gary Roth, Secretary, Mari Docusen, Don Smith, Larry Schindel and Jim Pickett. Treasurer, Larry Hammond was absent. There were 74 stockholders present representing 58 voting units in attendance.

Betty Elliott opened the meeting with prayer, followed by the Pledge to the Christian Flag, led by Dana Schrock, and the Pledge to the American Flag, led by Les Guenzler.

Gary Roth shared a remembrance of current members and residents who passed away in 2024: Ian Glavan, Bob Dice, Jane Hill, David Granger, Barbara Heckathorn, Jimmy Wiles, and Jerry Street.

Minutes of the January 9th, 2023 Town Meeting were read by Secretary Mari Docusen. **A motion to accept the minutes as read was made by Karl Ereshmann #8 and seconded by Jake Jacobsen #110. All were in favor and the motion carried.**

Ben recognized Don Smith as Chairman of the Election Committee, and introduced the 2025 tellers:

Diane Laabs - Head Teller    Karen Beggs- Assistant Head Teller

Tellers – Bob Cramer, Denise Smith, Jeff Laabs, Bill Clark and Shari Dorn

Not able to attend was Sandie Evering.

Don Smith called for nominations to the Fellowship Committee for four 2-year terms. He recognized members whose terms were ending: Pam Brachna #74, Rena Roth#126, Melanie Walls#100 and Sherris Hammond#109. Don also recognized Deborah Pickett #87, Connie Cramer #38, Madeleine Elliott #104, Karl Ehresmann #8, Karen Beggs #57 and Susan Rain Olsen #98 who remain on the committee. This committee has done an excellent job.

Nominations for 2025 were taken from the stockholders. They were Pam Brachna, Rena Roth, Melanie Walls and Sherris Hammond. **A motion to close the nominations was made by Deborah Pickett #87 and seconded by Larry Custer #3.**

Don Smith shared that two Board Members will complete their term in March including Mari Docusen and Jim Pickett. Those nominated to run for the two vacancies on the 2025 WHCC Board were: Rick Smith #83, Mari Docusen #65, Jim Pickett #87 and Dana Schrock #56. **Mary Lynn Luis #125 made the motion to close the nominations, and Jack Beggs #57 seconded. The motion was approved.**

All those nominated will be on the March 3, 2025 Annual Meeting ballot.

Larry Schindel, Chairman of the Rules and Revisions Committee, explained the three ballot proposals given to the stockholders to vote on.

1. The first ballot proposal is to re-approve the changes previously passed in 2022 & 2024 as defined on the ballot and provided to the stockholders for review. Larry explained that the 30-year mandatory Revision of our Governing Documents has been completed and approved by the State of Florida. However, the changes that the stockholders voted to approve to the governing

documents in 2022 and 2024 were not allowed to be included. We were advised by our legal team at the Clayton & McCulloch legal firm, that these changes that were previously approved, now need to be re-approved to be recorded by Polk County.

2. The second proposal also has to do with the Revitalization of our governing documents. The State of Florida issued our approval on September 24, 2024 and Winter Haven Christian Center, Inc. will now be governing by and adhere to Florida Statutes Chapter 720. The proposal would change all references in the governing documents that refer to Chapter 719 to be changed to 720. There are very slight changes in the statutes but they can be examined at the subdivision office or online at the state website.
3. The last proposal is a new proposal to prepare and include in the Subdivision Rules, a comprehensive rental policy that protects the corporation and stockholders.

Ben explained the voting process and the three ballot items that the stockholders would vote on. An affirmative vote (2/3 = 39 affirmative votes) needed to approve them would be added to the Annual Meeting agenda in March. Ben called for the ballot vote. Don had the tellers collect and count the ballots.

Ben shared the state of the corporation. Ben reported that the corporation is in good condition. Ben thanked the stockholders for paying their dues on time and many even paying ahead. He thanked those who organize, run and volunteer to assist the nine committees we currently have in Dove's Rest, including the architectural committee, the fellowship committee, the woodshop/men's pancake breakfast committee, the budget committee, the long-range facilities committee, the beautification committee, the compassionate ministry fund committee, the revisions and rules committee and the pickleball/recreation committee. Ben also acknowledged the board members who serve as liaisons to the committees and shared that all committee designated funds are held by the corporation and dispersed as the committees request them. Ben shared about the future projections for projects and long-range facility items that are a part of the subdivision plans. Ben wrapped up his comments by inviting any stockholders to bring questions or comments about the way the community is governed or the corporation's finances. The board works hard to be authentic, open and honest. The board never claims to be perfect in all of its judgements but they do claim to be Christ followers who believe in honesty and try to be fair to all the stockholders at Dove's Rest.

Manager, Molly Buccafurni presented the written 2024 financial report and the approved budget for 2025 for Treasurer Larry Hammond in his absence. Stockholders were reminded that the new HOA fee for 2025 will be \$121.00. This will include an increase of \$5.00 to the general fund and an increase of \$2.00 a month to capital projects. A few budget items that Larry asked to be highlighted were the ever-increasing costs for trash pickup and electricity that are difficult to control. Molly shared she has renegotiated the trash contract three times this year to save money. Larry had calculated some of the inflation costs that have affected the budget. Tampa Electric up 51% over the last five years and gasoline an average of 46% increase in just the last year. The costs of the legal expenses have been extremely high going through the revitalization of governing documents process with the attorneys of Clayton & McCulloch. There were also some additional legal costs to represent the corporation's interest in the possible foreclosure on a property. The costs to complete the revitalization project are almost done, but there are still additional legal expenses for professional assistance to craft a rental policy in 2025. The

legal expenses were paid for by investment interest and savings which we need to build back up again. The corporation has invested as wisely as possible to average 4.5% on cd's with an average length of 3.6 years. Controlled salaries and an enormous amount of volunteer help have helped us keep labor costs down. The budget committee made up of board members, stockholders and the manager, discussed the need for the capital reserve fund to conservatively be at \$10 a month but only increased it to \$5 as a compromise to hold the monthly dues to a very low cost for central Florida. Molly went over the capital projects completed for 2024. The largest expenses were for the purchase of a new Bad Boy mower with a 54" deck and the first phase of the subdivision gate valve replacement project. Going forward in 2025 only items over \$1000 will be designated as capital projects. Items under \$1000 will be itemized in the appropriate line-item designation. We will be working on the Gate Valve Replacement Project 2 this coming year. The remaining financial report was reviewed including the cash and asset balance and designated monies in each committee account. Questions were taken from stockholders about the 2024 report and budget for 2025. Jack Raatz asked about additional details regarding the possible foreclosure of lot #35. Molly said it will not go to foreclosure because of a purchase by one of our stockholders. She reminded the stockholders how important it is to have your legal affairs in order in case something happens to you. It may not only affect your estate but may cost the WHCC corporation.

The **Excess Income statement** was read by Jim Pickett. This is required to be read by the Internal Revenue Service, and allows for any excess income to be put in savings in order to cover future costly items.

**A motion was made to accept the financial report and excess income statement by Larry Schindel #69 and seconded by Jack Beggs #57. All were in favor and motion passed.**

Molly Buccafurni presented the Manager's Report. Molly expressed her thanks and appreciation for the great year of 2024, the excellent leadership, the unified staff, the many volunteers who stepped up to help, and the ongoing blessing of Dove's Rest. She also cautioned the stockholders about the ever-complicated insurance industry, especially for older mobile and manufactured homes. She encouraged everyone to inspect their houses regularly and be aware of the insurance four-point inspection which includes roof updates, plumbing including pipes and hot water tank, electrical systems including breakers and HVAC heating and air systems. These are major causes of claims and will drastically affect insurance coverage options. Ben thanked Molly for her service to the park.

Ben W asked Election chairman Don Smith for the results of the ballots. Don shared that there were 59 stockholders present and voting and 39 affirmative votes were needed to pass each ballot item on to the Annual Meeting agenda in March. 1) Re-approval of amendments from 2022 & 2024: 58 For, 1 Against 2) Approve amending wording of statute 719 to statute 720: 58 For, and 1 Against 3) Proposal to add a comprehensive rental policy: 56 For, 3 Against **All three ballot items passed with an affirmative vote of 2/3 of those present and voting.**

Ben gave stockholders an opportunity for questions or comments:

Larry Custer #3 asked the board to consider an amendment eliminating the parking of motorhomes in driveways. Ben assured Larry that this concern will be considered by the Rules Committee and addressed by the board.

Rick Smith #83 shared that a new Dove's Rest Facebook page is now operating under strict guidelines for the stockholders and residents of Dove's Rest. If anyone would like to join, please give him your email for an invitation. He is also looking for two additional moderators to assist in protecting the content of the page.

Larry Schindel #69 asked anyone who may be interested in working on the Rules Committee to contact him.

**Motion to adjourn was made. All agreed and the meeting was adjourned at 10:41 a.m.**

The Annual Meeting of stockholders and elections will be held March 3, 2025 at 9 a.m.

Minutes provided by Mari Docusen, Secretary  
Recorded by Molly Buccafurni, Manager

\*Documents provided to stockholders included a Town meeting agenda, subdivision amendment ballot, current governing documents, and the 2024-2025 financial report.