

**Winter Haven Christian Center Inc.**  
**Board Meeting Minutes December 9<sup>th</sup>, 2025 1:30pm in the clubhouse**

**Attendance:** Present in person were Ben Walls, Gary Roth, Jim Pickett, Larry Schindel and Don Smith. Mari Docusen was present by phone. Larry Hammond was unable to attend. Manager Molly B. and nine stockholders were present.

**Treasurer's report:** Larry Hammond (Given by Molly B.)

- Cash and savings balance were \$120,645.51 (not including \$25,308.95 in paid ahead dues and \$10,477.51 in designated committee funds).
- Clayton & McCullough legal balance paid off
- Winter Haven City Water bill has now been corrected (no back balance charged)
- End of the year expenses for Ground Maintenance included some unexpected charges including \$277.13 on a new blower, pond pump \$206.48, led lights for attic \$187.24, outdoor office light \$33.59 and Orbit irrigation control for office \$25.80. The expense for replacing the electric breaker box at the front of the park is anticipated at \$1600 and has to be done by a contractor.
- Larry Schindel commented that the bonuses budgeted for 2025 should be paid out to the two employees. Don S made the motion to have them paid and Larry S seconded. All agreed and motion passed.

**Secretary's report:** Minutes from November 2025 reviewed. No changes

**Architectural report:** Lot 10 requested approval for a tow foot extension on his workshop. It was approved since it does not interfere with his roof or extend out beyond his current footprint of the house or into the common ground space. He was required to submit a written drawing. It was approved by architectural committee.

**Manager's report:** detailed report supplied

**Committee reports** (Fellowship, Men's Pancake/Woodshop, Finance, Long Range Facilities, Beautification, Recreation, Compassion, Rules & Revisions)

- Jim Pickett reported great holiday activities and attendance for the Fellowship Committee. The financial report had income of 326.56, expenses of \$96.73, with total funds of \$826.92 on hand and \$3158.46 in reserve.
- No Budget committee report
- Gary Roth reported he will work to see about using a camera in the woodshop.
- Mari Docusen reported that the Rules Committee proposals will be discussed in New Business.
- Molly reported she is working on some bush replacements
- Don S reported \$1130 in Compassionate Ministries Fund but no requests to date. Molly asked about a need and advice for the stockholder to request funds if they choose to.
- Ben reported that the pickleball backstop will be put up by team members.

**Motion was made by Don S to accept all reports as given. Jim P seconded. All in favor, motion passed.**

**Unfinished Business:**

1. The Spectrum 10-year agreement has been signed to be effective in January 2026. Molly was able to negotiate free internet for the clubhouse for 10 years, free basic cable in the clubhouse for 10 years and

a door-fee incentive reimbursement of \$16, 125 that will be paid back to Winter Haven Christian Center within 90 days of the beginning of contract. This contract with Spectrum does not affect any owners private contract with Spectrum or a requirement to have Spectrum. Spectrum will be allowed to continue to market owners within the subdivision.

2. The board asked for committee members to draft and prepare an agreement between the corporation and owners who have common ground trees that extend to their properties for sharing expenses to care for the trees including trimming and removal. This committee will bring their working draft to the next Board meeting in February for discussion. David Korhonen, Mari Dosusen and Molly Buccafurni volunteered to work on the committee.
3. The Board discussed with everyone present the proposals brought by the Rules Committee for consideration to bring to the Town Meeting for a vote. These included the following:
  - a. Ballot item#1 Monthly Assessments & Delinquent Payment amendment to CCR's
  - b. Ballot item #2 Stockholder maximum title holder of two lots amendment to CCR's
  - c. Ballot item #3 Article XVIII Membership Fee amendment to By-Laws
  - d. Ballot item #4 Amendments to specific Subdivision Rules

A discussion was had with several questions and suggestions. **Larry S made a motion that the proposed amendments be brought to the Town Meeting for a vote. Gary R seconded. All were in favor.**

The amendments will be voted on as four ballot items. The amendments will be posted in the clubhouse and will be included with the board meeting minutes for review by all stockholders. Any ballot item receiving an affirmative vote from 2/3 of those present and voting at the Town Meeting will be brought to the Annual Meeting on March 2, 2026 for a final vote to pass or fail.

4. The 2026 Budget proposal was presented and discussed. Molly presented the budget in Larry Hammond's absence. Highlighted was the proposal to increase the monthly HOA dues by \$12.00 per month to \$133/month (\$119 dues + \$2 common water + \$12 capital reserve = \$133/month). An increase in storage charges is also proposed. These budget items would be approved by vote of the Board of Directors. Also highlighted was the proposal to increase the New Member fee which would be done by the stockholders vote for an amendment in March. The 2026 budget proposal has been made available to all stockholders and will be included with the board meeting minutes and posted on the clubhouse bulletin board. **Gary R made a motion to accept the 2026 budget as proposed. Don S seconded and all were in favor. Motion passed.** Starting January 1, 2026, the new monthly HOA total dues will be \$133/month and the storage maintenance fee will be \$20/month. The New Member fee will be \$1596 until the results of the Annual Meeting amendment vote on the Membership Fee.
5. The Town Meeting agenda was set for Monday, January 5, 2026 at 9:00am in the clubhouse. The agenda will be sent with board meeting minutes and posted on the bulletin board.

#### **New Business:**

1. Larry Schindel brought a proposal to form a Garden Exploratory Committee. This committee would discuss ideas and details of the feasibility of providing an area on Dove's Rest common grounds for the creation of a "Garden" space for residents. Larry provided a guideline for committee discussion. Larry S volunteered to head the committee and is open for those interested to serve on this exploratory committee. The committee will be formed and bring information back to the board in February.
2. Larry Schindel asked the board to form a committee to put together "Policies and Procedures for Committees". Larry explained the Florida Statue 720 requires us to have standardized procedures for

committees, especially those handling committee monies. This committee would bring their draft to the February board meeting. Ben suggested Larry Hammond be the chairman of this committee. Molly B and Jim P both expressed willingness to serve. After a review by the board, all Dove's Rest Committees will be advised of the contents and required to abide by the standardized "Policy & Procedures for Committees".

3. Dove's Rest website "under construction". In accordance with the Florida Statute 720, Rick Smith is assisting the Board in constructing a Dove's Rest public website. Rick informed the Board that the website is **DovesRestFL.com** and questions or comments can be sent to [Questions@Dovesrest.com](mailto:Questions@Dovesrest.com). This is still be added to and changed as it is constructed but Rick or Molly will entertain any questions or feedback. Eventually, all subdivision information will be available on the website for stockholders, residents and interested parties. This is a large project and the board is thankful for Rick's volunteer work on creating the required website.

#### **Open Forum:**

**\*Robert Sines will be on vacation from Dove's Rest from Dec 22<sup>nd</sup> through January 5.**  
**Please contact Molly for any needs.**

The next meeting will be the Town Meeting on Monday, January 5<sup>th</sup> at 9:00 AM in the clubhouse. All stockholders are asked to plan to attend.

The open board meeting on February 10<sup>th</sup> will be held in the clubhouse at 1:30pm.

Meeting was adjourned at 3:45pm.

Submitted by Mari Docusen, Secretary  
Prepared by Molly Buccafurni, Manager