

## **Winter Haven Christian Center, Inc. Annual Meeting – March 3, 2025**

Ben Walls called the meeting to order at 9:15 am. The board members present were Ben Walls-President, Gary Roth-Vice President, Mari Docusen-Secretary, Larry Hammond-Treasurer, Donald Smith-Director, Jim Pickett-Director and Larry Schindel-Director. Ben W. called for the Quorum from Don Smith, Election Committee Chairperson. There were 75 stockholder units out of 129, which is 58% present. This fulfilled the 30% requirement of 39 for a quorum. Richard Bushey opened in prayer. The Pledge of Allegiance to the United States was led by Richard Smith and Jake Jacobson led the Pledge to the Christian flag.

Ben W. reviewed the election procedures for the meeting. Election Chairman, Don Smith, recognized the Election Committee tellers for the meeting.

Don S. recognized and thanked the Fellowship Committee for serving this past year. Those nominated for the committee for 2025 were Pam Brachna, Rena Roth, Melanie Walls and Sherris Hammond. A motion was made by Mary Lynn Luiz lot 125 that all four nominees serve on the Fellowship Committee without a ballot. Doris Hatfield, lot 52 seconded the motion. All were in favor. The members remaining on the committee for 2025 are Karen Beggs, Connie Cramer, Madeleine Elliott, Karl Ehresmann, Susan (Rain) Olsen and Deborah Pickett.

Don S. recognized the three nominees for the two open Board of Director positions; Mari Docusen, Jim Pickett and Richard Smith. Members were instructed to elect two from the yellow ballot received. Those remaining on the Board were Ben Walls, Gary Roth, Larry Hammond, Don Smith and Larry Shindel.

The Board of Director ballots were collected and counted by the tellers.

The minutes from the 2024 Annual Meeting were read by Secretary Mari Docusen. Ray Carey, lot 128, made a motion to accept the minutes as read and Rick Smith seconded. All approved.

Ben W. proceeded to review the proposed Amendments and the orange amendment ballot. Ben explained the Amendment #1 to re-approve the Amendments from 2022 & 2024 to be included in our current governing documents will require a vote for or against. The second Amendment #2 to change the wording of our governing documents from Florida Statute 719 to Statute 720 will also require a for or against vote. Amendment #3 on the agenda has been removed from the ballot. Subsequent to the distribution on February 17, 2025 of the amendment to revitalize the declaration of covenants and restrictions, the corporation's legal team has had to make some necessary changes. **Therefore, as written in Article 3, section 5 of the By-laws of Winter Haven Christian Center, Inc., Ben Walls as President called a Special Meeting of Winter Haven Christian Inc. to be held on Monday, March 31, 2025 at 9:00am in the clubhouse. The purpose of the meeting will be to vote by ballot on the Amendment to Revitalize the Declaration of Covenant and Restrictions of Dove's Rest. As required by law, at least 14 days prior to the Special Meeting, stockholders will receive the document upon which they will be voting.** Ben W. asked the stockholders if there were any questions regarding these amendments before completing the ballot. Melanie Walls, lot 101, asked if everyone will receive a copy of the document revisions before voting. Ben said yes. Bill Clark, lot 84, asked if absentee and proxy votes will be accepted at the Special Meeting. Ben affirmed that they would be. David Korhonen, lot 129, brought attention to Amendment #2 that the word "o" be corrected to read "to". Ben asked that it be corrected. Ben asked if there were any further questions, that the stockholders vote on Amendment #1 and Amendment #2 and have the ballots collected and counted by the tellers.

The Treasurer's Report was given by Larry Hammond. In referring to the financial report distributed to members, he touched on "The Five Big Items" in the budget. These items are Trash #6008, Electricity #6010, Insurance #6013, Legal Expenses #6225 and Payroll #6560. These five items make up 75% of the current budget. The current cash and assets as of 2/28/25 were \$149,260.07, not including \$30,654.17 in paid ahead dues and \$10,233.88 in designated committee funds being held. Assets included checking, savings, one annuity, four certificates of deposit (CD's), and one money market account. Larry explained that the blended CD rate is 4.83% and is invested between two and four years. The board has invested as much as possible to gather additional interest. The budget is tight and a surplus of \$4,600 is proposed. Larry asked for any questions. Ben W. asked if there is a penalty for money withdrawn from the CD's. Larry explained that the CD's that are held with Edward Jones do not have a traditional penalty and are FDIC insured. We may have to pay a market difference if we need to take out the funds before maturity, but no penalty. David Korhonen, lot 129, thanked Larry for his great oversight of the finances and assistance in recovering additional revenue through investment.

Manager Molly Buccafurni thanked the residents of Dove's Rest for being the very best. She also thanked the Board for their excellent leadership and hard work. Molly shared a list of items required to report on for all Community Association Managers in the state of Florida. She was thankful that as a Home Owners Association we are in a very good place. Molly completed her report by personally challenging the entire community to look to their faith in God to bring us through difficulties and conflicts. It is when we commit together to focus on humility, forgiveness, mercy and grace that we receive from the Father, that we will grow closer together in unity. We have all signed a covenant with our Dove's Rest Christian community. A fresh commitment to relationships God's way, will help us thrive with love, grace and unity. Just like David and Jonathan in the Bible, our prayer is "The Lord be between you and me".

Don Smith gave the voting results for the election of two Board Members. Don shared that Mari Docusen received the most votes, Jim Pickett the second most votes and Richard Smith the third most votes. Mari Docusen and Jim Pickett have been elected to fill the two open 3-year seats on the board. Richard Smith is the alternate in case of a board vacancy.

Don Smith gave the results of the Amendments voted upon. Don shared that Amendment #1 to re-approve the amendments of 2022 & 2024 passed by a vote of 73 for and 2 against. Amendment #2 changing wording in the governing documents from Florida Statute 719 to Florida Statute 720 passed with a vote of 74 for and 2 against. Both Amendment 1 and 2 passed. (Amendment #3 on the agenda was tabled by President Ben Walls)

Open meeting discussion:

- Rena Roth shared that she and Gary are so thankful to be a part of this special place known as Dove's Rest.
- Kathleen Simpson commented that sprinkler systems that are spraying the roads may cause some road erosion.

With no additional comments or questions Ben asked for a motion to adjourn.

Sandy Evering made a motion to adjourn and Karl Ehresmann seconded. All were in favor.

Minutes submitted by Mari Docusen, Board Secretary

Prepared by Molly Buccafurni, Manager

**2025 DOVE'S REST BOARD OF DIRECTORS  
PER THE ELECTION OF NEW BOARD MEMBERS AND THE REORGANIZATION  
MEETING OF MARCH 3TH, 2025 THE FOLLOWING MEMBERS WILL SERVE.**

**BEN WALLS, PRESIDENT (LOT #101)  
GARY ROTH, VICE-PRESIDENT (LOT #126)  
MARI DOCUSEN, SECRETARY (LOT #65)  
LARRY HAMMOND, TREASURER (LOT #127)  
DON SMITH, DIRECTOR (LOT #120)  
JIM PICKETT, DIRECTOR (LOT #87)  
LARRY SCHINDEL (LOT #**