Winter Haven Christian Center Inc.
Board Meeting Minutes August 18, 2026 1:30 pm in the office

Attendance: Present in person were Gary Roth, Jim Pickett, and Larry Schindel. Present by Zoom was Ben Walls. Don Smith was present by phone and Mari Docusen and Larry Hammond were unable to attend. Manager Molly B. and one stockholder were present. Ben W opened in prayer.

Treasurer's report:

- Cash and savings balance were 131,308.24 (not including $41,449.27 in paid ahead dues and $10,909.35 in designated committee funds).
- Several line items were discussed but all were in line with the budget.
- The board also discussed funding future capital projects. The discussion included minimum limits on funds set aside for capital projects, possibilities of future assessments, percentage increases in monthly capital funds and planning for both small and large projects. This will be an ongoing discussion throughout the fall agendas as the 2027 budget is set.
- The possibility of adding a credit card option for owners paying their dues was also discussed. Molly explained that Southstate Bank has developed a simple plan where there would be no monthly cost for the corporation and the owners could use personal credit to pay their dues by a mobile app, and online website or in the office with a Square card reader. The percentage paid by owners for use of their card would be 2.6-3.0%, which is standard. Many owners have inquired about being able to use a credit card for quick convenience and a way to pay with no checks or postage. Molly will explore further as an option for 2027.

Secretary's report: Minutes of June 2026 reviewed. No changes required.
Architectural report: Lot 75 has completed submitted plans by Alumitech for four-season room. There was discussion regarding the location of the mini-split added on the side of the house. Molly will follow up.
Manager's report: detailed report supplied.
Committee reports (Fellowship, Men's Pancake/Woodshop, Finance, Long Range Facilities, Beautification, Recreation, Compassion, Rules & Revisions)

- Nothing new to report from board liaisons. All financial information is provided in the report.

Gary R made a motion to accept all reports as given. Don S. seconded. All were in favor, motion passed.

Unfinished Business:

1. Summer projects completed: The clubhouse roof was completed. The electrical pole moved between lots 51 & 58 has been completed. The gate valve project III has been completed.
2. New Breeze Tree Trimming completed. The residents were billed for $2831 of private trees trimmed and the park spent $1283 on trimming.
3. Electric poles needing replaced in 2027 and plan for residents. In the fall, Larry Schindel, David Korhonen and Molly will be looking at properties that will need electrical posts replaced and a plan for residents to follow in having this done and paying for it. The expense will be an owner's expense since the electric poles are utilities owned by stockholders. Randy Sebastian, lot 48 has also volunteered to assist in the planning with his electrical knowledge.
4. Legacy Fund ideas for raising capital resources. Molly shared that any ideas that anyone has about fundraising ideas for the Legacy Fund are welcome. Ideas such as a legacy donor board, a brickyard

memorial area in front of the clubhouse, a memorial rock garden, etc. are being explored. Materials that help those who have been or currently are a part of the Dove's Rest Family to give toward the Legacy Fund will be prepared and presented in January. Bruce Granger, lot 116 will assist with chairing this committee.

New Business:

1. Mower damage due to yard debris. Molly shared that several metal items in the back yard area between the wash pad and the pond have caused minor damage to the mower. Jim P suggested maybe someone could volunteer to sweep the area with our metal detector. Molly shared to be aware that any items in the grass can cause damage, and we should be keeping an eye out for them.
2. North fence line at pickleball court to be cut back. Before the end of the year the overgrowth from the neighboring property needs cut back. It is a dangerous slope for anyone employee or volunteer to undertake. The neighbor will not take responsibility for it. Molly has an estimate from New Breeze for $500 to cut it all back. Larry S said he will take a closer look at it. We will gather more information and bring it back to the September agenda.
3. Safety concerns about cement cracks and broken areas down by the garage. The insurance company for the park's general liability and property requested this be addressed as a safety concern. Molly had Robert temporarily fill the cracks and uneven areas to satisfy the insurance company. It will be looked at closer to see if this area, which gets a lot of damage from the heavy garbage trucks, needs to be replaced in the near future. David Korhonen reminded the board that if it is replaced it should have rebar reinforcement because of the weight of the garbage trucks if it is replaced. Molly will take pictures and get Bob Wilcox's expert opinion also.
4. Budget items for 2027. Ben asked board members if they had ideas or items needing addressed as we look toward putting together the 2027 budget. Larry S. asked that the tree trimming each year be considered in a separate line item. Larry S also shared that he had read a 6% increase in water rates would soon be affecting all of Polk County because of new deep wells being built. Ben asked Molly to send out a note to all the committee members to see if they had any ideas or items to be considered for the 2027 budget. David Korhonen shared that there will be Gate Valve Project IV to complete next year. Molly said one of the clubhouse units will need replacing. She already has two bids. Molly also has received bids for sealing the roads which may be considered.

Open Forum: There were no visitor comments.

The next board meeting will be September 8, 2026 at 1:30 in the office. Ben will be out of the country, and Vice-President Gary Roth will chair the meeting.

A motion to adjourn the meeting was made by Larry S. and seconded by Don S.
The meeting was adjourned at 2:45pm.
Minutes were Prepared by Molly Buccafurni, Manager
Submitted by Mari Docusen, Secretary