

Winter Haven Christian Center Inc.
Board Meeting Minutes September 8, 2026 1:30 pm in the office

Attendance: Present in person were Gary Roth, Jim Pickett, Larry Hammond, and Larry Schindel. Present by phone were Mari Docusen and Don Smith. Ben Walls was absent (out of the country). Manager Molly B was present. Vice-President Gary Roth led the meeting and opened with "Be strong and courageous" Joshua 1:7.

Treasurer's report:

- Cash and savings balance were 139,782.61 (not including \$38,879.55 in paid ahead dues and \$10,042.92 in designated committee funds).
- Several line items were discussed. 6008 Trash pickup will be over budget by the end of the quarter due to increase in charges they are not willing to negotiate at this time.
- \$5000 from the Money Market account with Edward Jones was put in a nine-month cd at 4% interest maturing on 6/8/27.

Secretary's report: Minutes of August 2026 were reviewed. No changes required.

Architectural report: There was a discussion regarding the location of the mini split added on the side of the house at lot 75. Though it is on cement and off the property line correctly, it is not in the rear of the house and could cause noise issues. A further discussion may need to be had regarding future mini splits since they are being used more. Having them on the side of the house can cause not only lot line issues but noise issues for close neighbors.

Manager's report: detailed report supplied.

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

- Larry S. shared that he had looked at the pickleball fence line and the overgrowth from the neighbor to the north and said it was indeed excessive. He will send pictures to the entire board, and we can discuss how to approach the issue at the October meeting.
- No new information for additional committees. All financial information is provided in the report.

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

Unfinished Business:

1. An additional road sealing bid was received from Dalco of Lakeland. The bid was for two layers of sealing for the almost 79,000 sq ft of Dove's Rest. Eric, the contractor, shared with Molly that after inspection, his recommendation was that the roads were still in very good condition, and he did not feel the roads needed sealed until maybe 2028. The cracks were surface cracks, but nothing was substantial enough to be considered serious and in need of immediate action. The bid came in at \$35,152.20.
2. Pool bids vs Pool and Patio charges. Molly was able to speak with two local commercial pool contractors that both start their comparable monthly services at \$500 plus. The current charge of \$575 from Pool and Patio seems to be worth the extra since they service us with excellence and come immediately if there is a problem or issue. Currently, Pool & Patio seem to be the best provider for Dove's Rest.
3. Three HVAC bids for a clubhouse 5-ton unit are between \$5500 and \$8000. Jeff Christmas has offered the best pricing for a replacement unit. Currently everything is working but both units are very old.
4. The Electrical Pole Replacement Project is being worked on for additional information. Larry S. shared some information he has received from TECO, and which may help in reduced costs if we can grandfather in the height of poles that do not need can replacements. Also, additional bids would be received for 2-unit posts and 4-unit posts. Further information will come at the October Board meeting.

5. A Long-Term Capital Fund Policy for Dove's Rest was presented by treasurer Larry Hammond. This policy would help to ensure the minimum of an initial \$100,000 balance be reserved for capital funds. The possibility of an annual interest rate adjustment and an increased stockholder contribution of \$1.00 per month to the fund was proposed. There would be a yearly compliance requirement to determine the fund balance. A deficit in the minimum fund balance would require a restoration project of the deficit amount divided by 129 stockholders and assessed to each stockholder over a 24-month period. Larry H explained that this would help to protect the stockholders from a large assessment at one time if there was a large loss. The funding policy will be further discussed at the October meeting with hope that a policy can be agreed upon by the Board for the November meeting.
6. Budget items for 2027. The Board discussed the insurance values of the clubhouse, office, and garage and whether they needed to be increased. The Board also directed the manager to get clear information from the insurance carrier on the coverage and risks related to the workshop connected to the garage. Larry S will take a video of the damaged cement on the access road to the garage. He will get some input from Bob Wilcox about recommendations to repair or replace this area.

New Business:

1. The storm damage at lot 86 involving the block wall is being addressed. The manager has spoken with the stockholder about not rebuilding the block wall because it is in violation of the rules. The Board asked the manager to follow up with this along with compliance with the plans the stockholder had submitted to place pots in a landscaping bed that have not been followed through with.
2. The broken metal swing at lot 98 has been removed and the yard is being addressed.
3. The Workers Comp claim was submitted on 8/25/26 for Robert Sines who injured his arm when a mower deck unexpectedly started to fall and he grabbed it with his right arm. It is believed that he has a possible bicep tear of his right arm by the elbow. He has Workers Comp scheduled doctor's appointment coming up. He is away from all responsibilities of his employment including private jobs for residents. We are praying for him during this difficult situation. He is being paid currently from his vacation time and sick days accrued from his contract with Doves Rest while he is waiting for Workers Comp.
4. Currently Leavy Earnest (renter at lot 56) has been hired part-time to work 20-25 hours per week at \$20/hr. to mow, trim, weed spray, service the equipment, and take care of park maintenance. Volunteers Dana Shrock #66 and Jim Pickett #87 are also helping with mowing. Gary Roth #126 is volunteering to help with trouble shooting and organizing special projects. Jana Schrock is helping with garage maintenance, water meter reading and road edging. We appreciate everyone who is helping in many ways to get all the work done in Robert's absence.
5. Manager Molly shared that she had been contacted by Pool & Patio that the pool cleaning grids are deteriorating and need replaced. There are 13 grids in total and the cost for equipment and labor to replace them is \$800. This is an expense that is necessary every four to five years to ensure the pool stays clean and healthy. This was not in the 2026 budget. **Mari Docusen made the motion that the pool grids be replaced immediately at the cost of \$800 before further deterioration. Larry S seconded the motion. All were in favor and the motion passed.**
6. Larry S mentioned that we should get budget numbers for replacing the carpet in the clubhouse.

Open Forum: There were no visitor comments.

The next board meeting will be October 13th, 2026 at 1:30 in the office.

A motion to adjourn the meeting was made by Jim P. and seconded by Don S. at 3:35pm. All in favor.

Minutes were Prepared by Molly Buccafurni, Manager

Submitted by Mari Docusen, Secretary