

Winter Haven Christian Center Inc.
Town Meeting Minutes January 5, 2026 9am in Clubhouse

Attendance: Board members Ben Walls (President), Gary Roth (Vice-President), Larry Hammond (Treasurer), Mari Docusen (Secretary), Jim Pickett, Don Smith and Larry Schindel. Manager Molly Buccafurni was present and 57 stockholders were present. A quorum of stockholders was reached.

Call to Order: Ben Walls opened the meeting with prayer; Bill Clark led the Pledge to the Christian Flag and Jack Raatz led the Pledge to the American Flag. Gary Roth paused to remember Janet Carey and Rachel Adams that had passed away in 2025.

Secretary's Report: Mari Docusen read the Town Meeting minutes from 2025. Jack Beggs #57 made a motion to accept the minutes as read, Rick Smith seconded and all were in favor. Motion passed.

Election committee: Jim Pickett was the election committee chairman. Diane Laabs was the head teller and Karen Beggs the assistant head teller. Counting tellers were Denise Riggle, Tom Marsh, Pat Kessler, Les Guenzler, Sandy Smith, Bob Wilcox and Sharon Bushey.

Nominations for Fellowship Committee: Fellowship Committee members staying on were Pam Brachna, Rena Roth, Melanie Walls and Sherris Hammond. Nominations for continued service on the committee were Connie Cramer, Deborah Pickett, Karen Beggs and Karl Ehresmann. New members nominated were Peggy Gonyon, Robin Docusen, Sue Ehresmann and Ailene Raatz. Susan Rain Olsen and Madeleine Elliott withdrew their names. Rena Roth #126 made a motion to close nominations and Jack Beggs #57 seconded. All were in favor. A motion was made to accept all nominated to be automatically a part of the 2026 Fellowship Committee by Mary Lynn Luiz #125 and seconded by Connie Cramer #38. All in favor. All twelve names will serve on the 2026 Committee.

Nominations for Board of Directors: Board members fulfilling their term were Larry Hammond, Don Smith and Larry Schindel. Nominations were received for three open board seats. Nominated were Larry Hammond, Don Smith, Larry Schindel, Rick Smith, Peggy Oldham and Jack Dix. A motion to close nominations was made by Aileen Raatz #25 and seconded by Karl Ehresmann #9. All were in favor. These names will be brought to the Annual Meeting on March 2, 2026 for election of three.

Review of subdivision governing document amendments reviewed: Larry Schindel reviewed the following ballot items before a vote by the members to include them for ratification at the Annual Meeting on March 2, 2026. Larry went over each document printed in the distributed packet and had open discussion on each. One ballot would be distributed with four separate items to vote on. Each must pass by 2/3rds of those present and voting to be brought to the March 2, 2026 Annual Meeting for ratification. Larry explained that the legal firm of Clayton & McCullough may make minor changes to the items before the Annual Meeting which will be presented to the stockholders in a timely manner before the Annual Meeting as required by Florida Statutes.

CCR Amendment Ballot item#1: Monthly Assessments & Delinquent Payments

CCR Amendment Ballot item#2: Stockholder maximum title holder of two lots

By-laws Amendment Ballot item#3: Article XVIII Membership Fee

Subdivision Rules Amendments to existing rules: 1,5,6,8 &13

Ballots were signed by stockholders and collected by the tellers once voting was completed.

Treasurer's report: Larry Hammond

- Larry pointed out the 22.8% inflation rate over the past 5 years. He also brought to light the capital expenses the corporation has incurred over the last five years of \$129,876 in comparison to the capital funds generated of \$73,773, which was a deficit of \$56,103. This deficit was paid from savings instead of assessing stockholders, which is unsustainable for very long. The corporation has had a long-standing desire not to assess but to meet budget needs through monthly dues, membership fees and capital reserves instead of unexpected annual assessments each year.
- Larry explained that the 2026 dues of \$133.00 per month will include an increase of \$4.00 for general expenses and a capital fund increase of \$7.00 to help raise monies for expenditures that have already been 95% allocated. There will also be an increase from \$5 to \$20 a month for the storage maintenance fee starting January 1, 2026. The board is doing everything it can to keep costs down.
- Larry pointed out the year ending 2025 Budget totals and the new 2026 Approved Budget. He took questions and comments from the stockholders.
- Don Smith read the Excess Income Revenue Statement required by law.
- Rick Smith made a motion to accept the Treasurer's report as read. Bill Nichols seconded. All were in favor and the motion passed.

Manager's report: Molly Buccafurni shared a small piece of the beginning history of Dove's Rest and reminded everyone that 2026 is the 40th anniversary of Winter Haven Christian Center, Inc. This history highlights the dedication and sacrifice of the pioneers of our community and the principles and character they had that we benefit from yet today. She challenged the current stockholders to embrace the same and pass on the legacy of this wonderful "Canaan Land" community to yet another generation. She thanked the wonderful board, great staff and multitude of volunteers that make it all work so well. She thanked everyone for the opportunity to serve in the best job in town.

Ballot results: Jim Picket reported the following ballot results for the amendments voted on. There were 57 present and voting and each ballot item will take 36 FOR votes to move amendment to Annual Meeting.

CCR Amendment Ballot item#1 Monthly Assessments & Delinquent Payments: 54 FOR 0 AGAINST = PASSED

CCR Amendment Ballot item#2 Stockholder maximum title holder of two lots: 46 for 8 AGAINST = PASSED

By-laws Amendment Ballot item#3 Article XVIII Membership Fee: 45 FOR 9 AGAINST = PASSED

Subdivision Rules Amendments to existing rules 1,5,6,8 &13: 51 FOR 2 AGAINST = PASSED

All four Ballot Item Amendments will be brought to the March 2, 2026 Annual Meeting for ratification.

Open Discussion:

- Rena Roth #126 made mention of the 25 years she and Gary have been blessed to be part of Dove's Rest.
- Connie Cramer thanked all who have served the park so wonderfully.
- Rick Smith made mention that the new **DOVESRESTFL.com** website is up and running though still under construction. He and Molly are working on providing a website for stockholders as well as those looking for a community. There are many things required by the State of Florida that are still being added.
- Rick Smith also added that if anyone would like to join the **Doves Rest Facebook page** to let him know.
- Larry Schindel mentioned the "Garden Survey" that was distributed, and encouraged everyone to submit their responses and contact him if interested in serving on the exploratory committee.

Adjournment: Rick Smith closed in prayer. Ben called for all in favor of adjournment to say "Yea". All agreed and the meeting was adjourned at 11:43am. The Annual Meeting for stockholders will be held Monday, March 2, 2026 in the clubhouse. All are encouraged to attend.

Minutes submitted by Mari Docusen

Recorded by Molly Buccafurni