

Winter Haven Christian Center Inc.
Board Meeting Minutes February 10th, 2026, 1:30pm in clubhouse

Attendance: Present in person were Gary Roth, Jim Pickett, Mari Docusen, Don Smith, Larry Hammond and Larry Schindel. Ben Walls was absent. Manager Molly B. and 11 stockholders were present.

Gary Roth chaired the meeting and opened with prayer.

Treasurer's report: Larry Hammond

- Cash and savings balance were \$116,300.94 (not including \$43,794.11 in paid ahead dues and \$9,986.09 in designated committee funds).
- Two unexpected expenses for Ground Maintenance completed: New electric box replaced at the gate area by Ginn Electric \$1625.00, and the valve assembly replaced at the backflow preventor by Southern Utilities \$1200.
- Trash renewal has increased 14% and the manager is renegotiating with Waste Management

Secretary's report: Minutes from January 2026 reviewed. No changes

Architectural report: Lot 68 submitted a request for rear patio. Lot 69 was approved for outside water filtration and A/C replacement location. Lot 10 had approval for rear woodshop work by Alumitech, but a large palm bush was removed without authorization or 811. The stockholder will be sent a warning. Lot 104 approval and permit to replace front porch steps and landing. Shuffleboard will be installing posts and sun sails as submitted.

Manager's report: detailed report supplied.

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

- Fellowship committee is very active with meetings and activities. The committee is doing a great job. The financial report had income of \$235.02, expenses of \$400, with total funds of \$539.46 on hand and \$2560.55 in reserve.
- Gary Roth reported the workshop is partially cleaned and ready for camera install.
- Mari Docusen reported that the Rules Committee met and worked on amendments for the Annual meeting.
- Molly reported that we are waiting out the hard freeze damage and will be replanting front gate.
- Don S reported \$1145 in Compassionate Ministries Fund. Don read a request from Julia Jackson at lot #1 for possible help to cover a 26,000-gallon water leak when the park had a major break behind her house. Her portion of the cost for water was \$341.78. **Don S made the motion that the Compassion Committee fund cover this cost of water for Julia Jackson. Jim Pickett seconded the motion. All were in favor and motion passed.** Don S will let Julia know that assistance was approved.

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

Unfinished Business:

1. Robert Sines rescinds resignation/addition of Garage Assistant. An arrangement was made for a three-month trial period Feb 1- May 1 for Robert to continue as the Maintenance Foreman with the paid help of Jana Schrock as the Garage Assistant (2 hours per week). The manager provided job descriptions and evaluation criteria to both employees and will continue to work through a better system to keep the garage and supplies neat and organized.
2. Spectrum 10-year agreement has been finalized but no compensation or services have been received yet. We are 45 days into the 90 days Spectrum has to fulfill the contract.
3. Tree agreement draft and meeting preparations. This has not been completed and will be moved to the April agenda.
4. Amendments for Annual Meeting were presented by Larry Schiindel in their final form after review by the Rules Committee and a few changes made by the legal team of Clayton & McCullough. The four ballot proposals as edited by the legal team were presented and discussed. **Larry S made a motion to take the four amended proposals as edited to the Annual Meeting, March 2, 2026 for ratification by the stockholders. Don S seconded and all were in favor. Motion carried.** All four proposals will be sent to the stockholders for review prior to the meeting as required by FL Statute 720.
5. Garden exploratory survey: Larry S shared that after receiving the survey and comments regarding exploring the interest in a subdivision garden, it was deemed there was not enough interest at this time.
6. Written guidelines to assist approved committees are being worked on and will be added to the April agenda.

New Business:

1. Request for guest extension for Kari Thompson Lot 86
A written request was received from the owner of lot 86 to extend the stay of her grandson beyond the 60 day limit due to some extenuating circumstances to the end of March 2026. **Don S made a motion that a final extension be granted for Kiaki Sol through March 31, 2026. Larry S seconded. Prolonged discussion with the Board and Shareholders followed. The Board voted 4 (for) and 2 (against) extending the stay through March 31, 2026. A majority vote passed the motion.** This final extension for 2026 will make the stay a total of 104 days. The manager will follow up with a letter granting the extension.
2. Request to sell "bush hog" tractor equipment we do not use. The Board is in agreement to sell.
3. Individual lot gate valves located and exercised. David Korhonen has organized several volunteers to dig and locate gate valves on every lot that will assist each location in turning off the water pre-meter in emergencies. Every lot has been located and is working except for a few that need special attention. Those lots are 127,126,125,123,122,114,99 & 107. Plans for these lots will be worked on. A recommendation was made that the main gate valves that control the properties on the back west end be located and exercised as soon as possible since most of the lots in question are in that row. David agreed that the two gate valves, one next to lot 122 and one behind lot 106 will be addressed immediately. Molly will call 811, Fred G volunteered to dig, and David will supervise.
4. LED upgrade will take place to lights in clubhouse. Larry Hammond is spearheading the replacement of all the clubhouse lights to LED. Stockholders and residents are given the opportunity to help tackle this project by donating \$40 to cover a light panel. The work will be done by qualified volunteers.

5. Legacy Fund ideas. Dove's Rest has an established Legacy Fund that gives owners, residents, and friends of Dove's Rest the opportunity to give a legacy gift for the ongoing life of the park. Larry Hammond shared that Bruce Granger will be helping us promote this opportunity.
6. 40th Anniversary Celebration of Dove's Rest. Molly is working on organizing a special celebration on March 26th. Molly asked for input about having the celebration in the clubhouse or at the pavilion and whether a potluck or a catered meat & potato meal would be preferred. The consensus from the meeting was to explore a catered grill out at the pavilion. Molly shared that the cost would be about \$20 per person. Several people suggested we give everyone who wants to come an opportunity. Most will pay for their ticket; some may pay for someone who might need help and we will also ask for donations. Molly will pursue these suggestions.
7. Agenda for the Annual Meeting, March 2, 2026, at 9:00 am in the clubhouse. Board members will share the responsibilities assigned. Jim Pickett will contact all those serving on the election committee as tellers. There will be three board members elected on one ballot. The four proposed amendments will be on a separate ballot. All ballots will be signed for during the meeting after an explanation of amendments and introduction of nominees. Proxy and absentee ballots are available at the office.
8. Larry Schindel requested, pursuant 720.303 (2) (e), inclusion in the April 2026 Board meeting the implementation of Florida Statute 720.3032, with document and wording to be provided by the lawyer. This item preserves covenants past 30 years.

Open Forum/Comments & Questions:

Rick Smith wanted to remind everyone to check out the new website at dovesrestfl.com. He asked that it also be mentioned at the Annual Meeting.

Larry Schindel mentioned that he has arranged for several "Coffee Talks" for about 20 minutes after several Monday morning coffee meetings for guest speakers to share important community issues. The schedule will be posted.

David Korhonen asked the Board to keep in mind several recommendations he has continued to make regarding infrastructure in the subdivision including purchasing an emergency sewer pump for the lift station, getting new bids to seal and to coat the roads, bids to repave the roads, putting in an emergency door in the garage, prices to replace some aging water meter posts and the possibility of purchasing an insulated pool cover for winter. The Board agreed to continue to work on these suggestions.

Meeting was adjourned at 4:30 pm.

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