

Winter Haven Christian Center Inc.
Board Meeting Minutes October 14, 2025 1:30pm

Attendance: Present in person were Gary Roth, Larry Hammond, Jim Pickett and Larry Schindel. Present by Zoom were Ben Walls, Don Smith and Mari Docusen. Manager Molly B. and one stockholder were present.

Treasurer's report: Larry Hammond

- Cash and savings balance were \$115,248.20 (not including \$32, 449.69 in paid ahead dues and \$10,809.93 in designated committee funds).
- Pool & Patio were paid \$24,280 for complete pool renovation
- Clayton & McCullough legal balance \$1,679.44 remaining
- Main water bill waiting to be corrected by Winter Haven City Water after new meter install
- Ground maintenance includes tree work completed
- Treasurer's report from September corrected and new copy provided for the board

Secretary's report: Minutes from August 2025 reviewed. Larry Schindel asked for one reference to "Larry" be specified between Larry Hammond and Larry Schindel (it was Larry Hammond).

Architectural report: Lot 19 submitted all paperwork and plans for installation of solar panels on the roof. Plans met architectural committee requirements. The contractor pulled the permits and completed the work.

Manager's report: detailed report supplied

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

- Jim Pickett reported regular activities for Fellowship Committee. The financial report was income of \$284, expenses of \$101, with \$400 added to reserve monies. The total funds were \$713.42 on hand and \$3158.46 in reserve.
- Larry Hammond reported that the budget committee is being assembled with stockholders and will be meeting by the end of October to present proposals in November.
- Gary Roth reported the repair of the broken table saw in woodshop was completed at a cost of \$150. Workshop is partially cleaned.
- Mari Docusen reported that the Rules Committee meeting was held August 27th with many items worked through. Larry Schindel added that the committee will meet again October 23rd at 1pm and possibly Oct 31 and Nov 6. The committee will bring proposals to the board in November.
- Molly reported that some new mulch and a few flowers will be added to park beds next month
- Don S reported \$1130 in Compassionate Ministries fund but no requests.
- Mari D asked about the progress for the shuffleboard shade. Molly shared that David K had prepared a planned drawing that seems to be the best option and would be most feasible. This would be with posts and commercial grade shade sails that can be removed during hurricane season. November the plans will be finalized for completion.

Motion was made by Larry Hammond to accept all reports as given. Gary Roth seconded. All in favor

Unfinished Business:

1. Pool & Patio renovation completed (report prepared)
2. Part-time seasonal office assistant deadline for applications will be Wednesday, October 22, 2025.

Molly has received interest from three residents to date. Letters were also sent to local churches about the opening but no additional responses.

3. New Breeze Tree Service completed the tree trimming (residents \$2425/Park \$1970)
4. The compromised water oak at rear of lot #16 was taken down by Jacob from Tree Alliance. Jacob was referred by Mike Dempsey and completed the work at a reduced cost of \$650 (not included stump or trunk). Jacob felled the tree and took four loads of debris. He also cut the trunk in manageable pieces. We will assemble a fall or winter team to saw and split it into wood for firepit at Yogi's hideaway. Board asked for a letter to be sent to owners of lot #16 to share 50% of the cost of the tree removal by the end of the year. The board also suggested preparing a plan to present to owners who have a tree that extends into their yard but is planted on common ground or on shared lot lines for maintenance of the tree. This would include information on liability for trees, evaluation of trees and shared costs for tree trimming or removal when necessary. Several owners who enjoy their trees and enjoy the shade they provide the house, already pay 50% of the cost to maintain the trees. Molly will prepare a document draft to bring to the November meeting.
5. The EZGO electric cart used for garbage pickup's batteries have severely weakened over the summer. Two tires needed stems repaired and it needs new brakes. After reviewing several options, the cart is being fitted with a lithium battery conversion kit (by Melvin Elliott & Gary Roth), tires have been repaired and brakes will be completed with the total rehab project at under \$800. (The lithium battery is guaranteed for five years).
6. 2026 budget items. The Board suggested to Larry Hammond that the budget committee consider the possibility of purchasing a laptop computer (Windows 11 compatible) for the office in 2026. This would give us two computer units, including a laptop that can be used in the office or offsite such as the clubhouse when needed for meetings and presentations.

New Business:

1. The main office computer will need an upgrade to accommodate Windows 11. It is a budgeted item for when needed and Molly is exploring available options.
2. A question has been asked about shared ownership of a lot by two unrelated parties. How would that be handled in regards to deed, voting and use of facilities? More information is needed but will be obtained and discussed in November.
3. A question was asked by an owner about the replacement of a house on a lot with newer alternative housing, such as a tiny house, shipping container home or a stick-built unit. Molly will gather information from the county about how these options are deeded and permitted, and discuss this with the architectural committee for next meeting.
4. Mari D asked if the November meeting scheduled for Nov. 11th could be moved to Nov 18th to accommodate her travel schedule to be present in person at the board meeting. Approved.

Open Forum:

No additional comments

The next board meeting will be November 18th, 2025 (date change) at 1:30pm in the office.

Meeting was adjourned.

Submitted by Mari Docusen, Secretary

Prepared by Molly Buccafurni, Manager