

Winter Haven Christian Center, Inc. Annual Meeting – March 3, 2025

Ben Walls called the meeting to order at 9:05 am. The board members present were Ben Walls-President, Gary Roth-Vice President, Mari Docusen-Secretary, Larry Hammond-Treasurer, Donald Smith-Director, and Larry Schindel-Director (Jim Pickett-Director was ill and unable to attend). Ben W. called for the Quorum from Diane Laab, Head teller who verified that there are 83 of 129 stockholders present in person, absentee, or proxy. This fulfilled the 30% requirement of thirty-nine for a quorum. Rick Smith opened in prayer. The Pledge of Allegiance to the United States was led by Jack Beggs and Rusty Wakeman led the Pledge to the Christian flag. Secretary, Mari Docusen, read the minutes of the 2025 Annual Meeting. Karl Ehressman #8 made a motion to accept the minutes as read. Jack Beggs seconded. All were in favor and the motion passed.

Ben W. reviewed the election procedures for the meeting. Ben recognized the current Fellowship Committee and read the nominees for the 2026 Committee. Ben asked if all those on the committee and those nominated are willing to serve. Sherris Hammond indicated that she cannot serve at this time. Sue Ehressman and Aileen Raatz were accidentally left off the list and were added back on. Ben recognized Connie Cramer, Deborah Pickett, Karen Beggs, Karl Ehressman, Robin Docusen and Peggy Gonyon that have been nominated and are willing to serve for two years alongside Pam Brachna, Rena Roth, and Melanie Walls who are fulfilling their term. Ben shared that the committee is large but there are so many things they do that it lightens the load for a few. Jack Raatz #25 made a motion that all the nominees named be accepted to the committee without a ballot. Aileen Raatz #128 seconded the motion. All were in favor and the motion passed. Ben thanked all those that are willing to serve on the Fellowship Committee for 2026.

Ben mentioned his appreciation for Mari Docusen who has graciously stepped in to fill the position of Election Chairman, due to the illness of Jim Pickett. Mari Docusen recognized the Election Committee tellers for the meeting. Diane Laabs, head teller, Karen Beggs, assistant head teller, Tom Marsh, Pat Kessler, Les Guenzler, Bob Wilcox, Sharon Bushey and alternates Aileen Raatz and Robin Docusen as counting tellers.

Mari D. recognized the six nominees for the three open Board of Director positions; Jack Dix, Larry Hammond, Peggy Oldham, Larry Schindel, Rick Smith, and Don Smith who will be elected from the orange ballot you will receive. Those remaining on the Board are Ben Walls, Gary Roth, and Mari Docusen.

Larry Schidel, Chairman of the Rules Committee explained the four amendment ballots that are being presented for ratification. Ballot 1-CCR Amendment - Monthly Assessments and Delinquent Payments was reviewed. Ballot #2 CCR Amendment – Stockholder Maximum Title Holder of Two Lots was reviewed.

Ballot #3-By-Law Amendment-Article XVIII Membership Fee was reviewed and Larry S called on Treasurer Larry Hammond to come and explain in further detail the need for a Membership Fee Amendment. Larry H thanked David Korhonen for his help with several charts and graphs that show information about membership fee determinations, member buy-in values of the corporation, estimated capital project costs and additional income generated from an amended membership fee schedule. Larry H also explained that the Membership Fee will still only be collected from new purchasing members and existing members that purchase an additional lot they intend to own and keep. Larry explained that the goal of increasing the membership fee is to help avoid assessments to all 129 stockholders, if possible, in the future.

Larry Schidel completed explaining the ballot by reviewing Ballot #4 – Subdivision Rules Amendments to existing rules (1,5,6,8 & 11). Larry S gave opportunity for any questions about the ballots.

Ben called for the ballots to be signed for by all stockholders attending. The Amendment Ballots 1-4 will be on one yellow sheet. The Board of Director ballot is on an orange sheet. All were signed for and collected when completed.

The Treasurer's Report was distributed to all stockholders and reviewed by Larry Hammond. He went over the final figures for 2025 and the budget for 2026. He highlighted capital expenses, legal fees, and utility costs. Larry thanked the Budget Committee which included stockholders Dana Schrock, Sue Ehressman and Randy Riggle who served alongside manager Molly Buccafurni and himself evaluating the finances and helping prepare the 2026 budget. The corporation has a cash and asset balance of \$122,587.19, not including \$43,794.11 in pre-paid dues and \$10,230.60 in committee held funds. Assets included checking, savings, one annuity, four certificates of deposit (CD's), and one money market account.

Larry explained that the blended CD and annuity rate is 4.61% and is invested between two and four years. The board has invested as much as possible to gather additional interest. Larry explained that of our \$122,000 cash and assets, about \$20,000 is daily working capital for expenses and \$102,000 reserve capital for longer term expenses as needed. The \$102,000 is well below what we need for rising costs and anticipated expenses as we look to the future. The Membership Fee increase is one way of helping increase those funds. Another way that we can increase these funds on a volunteer donor basis is the Legacy Fund. We have had the Legacy Fund in place to help fund special projects but to date we have had only one donation. Stockholder Bruce Granger has agreed to assist the corporation in bringing some fresh new ideas to the stockholders to leave a legacy of giving in honor of their time at Dove's Rest. Ben thanked Larry Hammond for an excellent report and great presentation.

Manager Molly Buccafurni thanked the residents of Dove's Rest for being a great community and being such an effective team. Molly shared how proud she was of all that has been accomplished together, sharing an extensive list of ways our volunteers serve. She affirmed that from a manager's perspective we find our corporation and community: financially stable, with good operations, knowledgeable and trustworthy leadership and staff, legal adherence and good governance, excellent ethics and a commitment to good practices and transparency, business organization and documentation and exceptional volunteer participation. These are all signs of a healthy and stable corporation and community. She finished by reminding the community to; keep up the good work, choose to be the best part of our Christian community, get involved, make a difference in the lives of your neighbors, handle your conflicts and issues Biblically and with integrity and leave a legacy for the next generation to carry on at Dove's Rest for the Glory of God.

Ben asked if any committee or group would like to share anything with the stockholders.

Don Smith shared that the Compassionate Fund was established from private donations to help stockholders that have a financial hardship with their park expenses. Just recently we had a need from a stockholder with a large bill from an unexpected water line break. The Compassion Fund was able to help pay the water bill for that incident. Don explained that if you have a need, see him or Molly for information. Donations can be made through the office to increase this account and have it available when there is a real need.

Connie Cramer shared some of the current activities and upcoming events of the Fellowship Committee including the bake sale, ladies lunch with speaker Jean O'Dell and several other activities. Ben thanked them for their great work.

Larry Schindel commented on some of the new "Coffee talks" scheduled after Monday morning coffee hour at 9am that include information about safety issues, local library resources, tourism, and other items of interest for the community.

Mari Docusen gave the voting results for the election. Each amendment needed fifty-five affirmative votes to pass.

Ballot #1 Votes for 67 Votes against 5 Passed	Ballot #2 Votes for 58 Votes against 6 Passed
Ballot #3 Votes for 63 Votes against 9 Passed	Ballot #4 Votes for 65 Votes against 8 Passed

Nominees receiving the top three vote totals for Board Member three-year terms were Larry Hammond, Larry Schindel and Don Smith. The fourth with the most votes was Jack Dix, which will be the alternate in case of a Board vacancy.

Open meeting discussion:

-Rick Smith #74 reminded the stockholders of the new Facebook Page for Doves Rest stockholders, residents, and care givers. A request and invite must be sent to you upon request since it is a private group with about forty current members. Rick also shared that as the Webmaster for the new Doves Rest website at DovesrestFL.com, things are taking shape and it is expanding. He encouraged each stockholder to take a look and use the resources available. We have also had some inquiries about properties for sale that come from its content. Ben thanked Rick for all his hard and excellent work.

-Doris Hatfield shared about the Sherri's Tour details and Larry Schindel about upcoming activities.

-Bob & Rose Gregory thanked the stockholders for welcoming them as new owners of lot 26.

With no additional comments or questions Ben asked for a motion to adjourn.

Jack Beggs #57 made a motion to adjourn and Larry Custer #3 seconded. All were in favor. Adjourned at 10:50am.

Minutes submitted by Mari Docusen, Board Secretary

Prepared by Molly Buccafurni, Manager

**DOVE'S REST BOARD OF DIRECTORS
PER THE ELECTION OF NEW BOARD MEMBERS AND THE REORGANIZATION
MEETING OF MARCH 2ND, 2026, THE FOLLOWING MEMBERS WILL SERVE.**

**BEN WALLS, PRESIDENT (LOT #101)
GARY ROTH, VICE-PRESIDENT (LOT #126)
MARI DOCUSEN, SECRETARY (LOT #65)
LARRY HAMMOND, TREASURER (LOT #127)
DON SMITH, DIRECTOR (LOT #120)
JIM PICKETT, DIRECTOR (LOT #87)
LARRY SCHINDEL (LOT #69)**