

Winter Haven Christian Center Inc.
Board Meeting Minutes April 14, 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 present by Zoom and presided over the meeting. Manager Molly B. and fifteen stockholders were present.

Treasurer's report: Larry Hammond

- Cash and savings balance were \$141,847.63 (not including \$53,786.36 in paid ahead dues and \$11,088.61 in designated committee funds).
- Two New Member fees were collected at the old rate of \$1596 each.
- A check for \$16,000 was received from Spectrum for 10-year access to the park. These monies will be held for board approved projects.
- The two water leaks in January and February have now been paid for through the Water Department. We should be on budget for the year if there are no other leaks.
- Scrap monies from 2025 & 2026 were used to fund the 40th Anniversary Celebration Dinner for Dove's Rest in the clubhouse.

Secretary's report: Minutes from January 2026 reviewed. Larry Schindell submitted several corrections to February 2026 minutes. **Larry Schindel made a motion to accept the changes as presented. Don Smith seconded and all approved. The motion passed.** Corrected minutes will be sent out.

Architectural report: Lot 68 rear patio request was dropped by the owner. Lot 69 is working on plans for a rear landing and steps and garden beds. Lot 73 had lot lines marked and was approved for four pots with dwarf trees located within a bed in rear of property, two small lattice trellises, four tomato pots within their boundaries and a stone path between 73 & 72 with permission of the other owner. Lot 28 got a new shed door. Lot 11 is exploring carport sunscreens. The park helped take out two small palm trees damaged by frost at lot 122. The frost also killed bushes at lot 64 and 75 which the park also helped remove. Working on water run off issues between 53 & 54 and 77 & 76. Lot 105 had a roof repair and lot 19 had electrical damage at the box related to solar installation not being installed correctly by the contractor.

Manager's report: detailed report supplied.

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

- Fellowship committee has had a very active season and will continue with a small team for the summer. The financial report had income of \$1202.00, expenses of \$739.31, with total funds of \$604.58 on hand and \$2960.55 in reserve.
- Gary Roth reported the workshop is okay. Pancake breakfasts are done for the season. Balance in the Men's Pancake/Woodshop account is \$3594.99 plus \$60 in petty cash. This committee also donated \$150 to help with the cake and ice cream for the 40th Anniversary party.
- Mari Docusen and Larry Schindel reported that the Rules Committee will be available if something needs addressed the remainder of the year.

- Molly reported on Beautification that all the plants and bushes at the front gate, office and pool that were damaged by frost have been pulled out. The beds will be freshened with some rock and some rubber mulch. Plants will be added once the rainy season starts. Molly also reported that the
- Molly said the Scrap/Recycling account monies were used for providing the 40th Anniversary dinner. This account is now starting again at 0.
- Organized shuffleboard has been moved to Wednesdays at 9am because of the heat. The balance in their account is \$2000.11.
- The organized Pickleball season has ended and the high outside nets have been taken down by the few last players. The court and center net will stay up continuously for anyone who wants to play. This committee has \$436.07 in their account.
- Don S reported \$919.97 as the balance in the Compassionate Ministries Fund after assisting a widow with a water leak charge she could not pay. Donations to this account for emergencies are appreciated.

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

Unfinished Business:

1. Clubhouse LED project. The clubhouse LED project has been completed and paid for. Molly has submitted TECO rebate application but the LED lights but it has not been approved yet.
2. The SPECTRUM 10-year access agreement has been completed. We are receiving free internet and tv in the clubhouse for 10 years and received a \$16,000 compensation check. These monies will be used for capital expenses as the Board approves. No services of residents are affected by the contract.
3. Amendments to the Governing documents are in force and are being implemented. Residents will be notified of any violations and will be given adequate time to make changes. Larry Schindel will be taking the governing documents to Polk County to be recorded.
4. A draft of committee guidelines was presented by Molly. The Florida 720 statutes require specific guidelines for recording by committees with income and expenses. There are also procedures the Board will require to be followed by each committee. Larry S. discussed the importance of logistics for counting money for events and a formal process to track income and expenses. This document will be brought back to the May Board meeting for additional changes and input.
5. The guest extension for Kari Thompson lot 86 that was granted through March 31, 2026, has been completed and the guest is no longer at Doves Rest. The Manager expressed concern over failure of the stockholder to communicate with the manager or Board regarding this matter as requested. Molly provided the Board with information regarding her concerns and guest policies that must be reviewed for the future. There was a discussion and list of items regarding guest information needed, legal guardianship, ADA guidelines, guest privileges and supervision, caregiver requirements, etc. and that will be brought back to the May meeting for review.
6. The 40th Doves Rest Anniversary Celebration was held on March 26, 2026, in the clubhouse with 120 reservations for a catered dinner. The Fellowship Committee helped with drinks, decorations and serving. The Men's Pancake & Workshop Committee paid for the anniversary cake and ice cream. The cost of the dinner was \$1300 and was covered by scrap & recycling monies. Sharon Bushey helped Molly put together a program including a history of Dove's Rest and a time of stockholder trivia.
7. The Legacy Fund is in place for anyone wishing to donate funds in honor or recognition of a stockholder, resident, or friend of Dove's Rest. Bruce Granger has been asked to serve as the chairperson for this

committee. Bruce is working with Larry Hammond and Molly Buccafurni to organize the groundwork to have this fund set up properly and explore giving projects to present and promote in 2027. Anyone wishing to give to this fund may do so at any time.

New Business:

1. Our SouthState checking account requires updated information for our two signature required checks. The Manager and Board members will go to the branch on Friday, April 17th to update this information.
2. The Fine Committee for 2026 needs new members. Anyone willing to serve on the Fine Committee is asked to contact the Manager or Board prior to June 1st. The Fine Committee of an HOA is a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve the proposed fine or suspension of a stockholder, the proposed fine or suspension may not be imposed. The role of the committee is limited to meeting with the stockholder and determining whether to confirm or reject the fine or suspension levied by the board.
3. The Gate Valve Project #3 will be taking place this summer behind lots 115 and 58. Molly will be contacting the contractor to confirm whether the areas need dug up for an updated estimate prior to the work.
4. Expense charges for weed control, dead vegetation, plants, or trees will be assessed to property owners. Molly will contact anyone who has these issues prior to work with pictures and estimates. Stockholders should contact the office with the name and number of who is responsible for caring for their property if they are not here in the summer. Larry Schindel suggests determining a flat hourly fee for work to be done and thought \$25-35 an hour was a good range. Molly said she will talk with those who are willing to perform the work for the summer.
5. Long Range Facility and deferred maintenance issues were brought up by David Korhonen.
 - The clubhouse roof recently leaked and may need recoated and sealed. Molly will get contractors to look.
 - A spare lift station pump should be considered. Molly said the price range is about \$7000-\$7500.
 - Consideration of an insulated pool cover to help keep water warmer in the winter
 - Updated bids for seal coating the street
 - Exploring the possibility of purchasing 2-inch fire hoses to use at the flush out boxes in four areas of the park in case of fire emergency.
 - Revisiting the electric post/panel project for the 129 lots with TECO.
6. **Larry Schindel made a motion to purchase a spare pump for the lift station as a backup from some of the Spectrum monies just received. Larry Hammond seconded the motion. All were in favor and the motion passed.** Molly will complete this purchase and make sure it is in a secure location.
7. Larry S. suggested in future years to consider scheduling a regular board each month in the winter (Jan, Feb & March) along with our Town Meeting and Annual Meeting because of the volume of business.
8. Larry S suggested considering repainting the street numbers with reflective paint in the future.

Open Forum/Comments & Questions:

A motion to adjourn the meeting was made by Don S and seconded by Larry S.

The meeting was adjourned at 3:25pm

Minutes were Prepared by Molly Buccafurni, Manager

Submitted by Mari Docusen, Secretary