

Winter Haven Christian Center Inc.

Board Meeting Minutes September 9, 2025 1:30pm

Attendance: Present in person were Gary Roth and Larry Schindel. Present by Zoom was Ben Walls, Larry Hammond and Don Smith. Mari Docusen and Jim Pickett were on vacation. Manager Molly B. and 2 stockholders were present.

Treasurer's report: Larry Hammond

- Cash and savings balance were \$126,767 (not including \$35,589 in paid ahead dues and \$11,301.35 in designated committee funds).
- Transferred to checking Edward Jones (EJ)\$15,000 CD matured, \$2,683 interest earned and EJ Money Market \$11,825 to pay for Pool Renovation project
- Pool & Patio were paid \$12,140 downpayment for renovations (balance upon completion)
- Clayton & McCullough legal balance \$3,679.44 balance (some still to come)
- Main water bill waiting to be corrected by Winter Haven City Water after new meter install
- Larry requested that Molly adjust financial report to correctly reflect Edward Jones monies

Secretary's report: Minutes from August 2025 reviewed with no changes.

Architectural report: Discussion was had about outside water heaters and possible concrete pads for golfcarts.

Molly expressed disappointment in work by outside contractor Kenny Folk for trimming. She is working with him to finish paid ahead yards and getting someone else to help with yard trimming for residents.

Manager's report: detailed report supplied

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

- Gary Roth reported the repair of the broken table saw in woodshop is being done gratis with only the cost of new bearings to be incurred. Saved over \$750 from buying a new one.
- Larry Schindel stated that a Rules Committee meeting was held in September to address several issues that owners and the board have raised. The committee will meet again and bring proposals to the board in November.

Motion was made by Larry Schindel to accept all reports as given. Don Smith seconded. All in favor

Unfinished Business:

1. Pool & Patio completed the renovation Aug 19-September 1. Took two weeks by a great crew. It took three days to fill the pool with city water and looks beautiful. Volunteers cleaned the furniture. Robert power washed the deck and awning. Some cushions will not be put out until more residents return.
2. Hiring of a part-time seasonal office assistant has been approved by the board for December-May at 8 hours a week for the current minimum wage of \$14 per hour to assist with office work Mondays and Wednesdays. Molly prepared a job posting and application. Larry S. asked that some wording be changed and include that a job review will take place after 90 days of employment. Ben asked that it be posted and made known to the residents of the park and outside interested parties. The deadline for applications will be Wednesday, October 22, 2025. Molly will send the posting out to the park and area churches. Any interested persons are to contact the manager.
3. New Breeze Tree Service completed the tree trimming (still have one tree and one stump to complete) The cost of private trees will be included with the September HOA bill.

New Business:

1. Park tree liability was discussed by Molly with the board. The owners of lot 16 have requested that the corporation take responsibility for trimming or removing the tree located at the rear of their property which is on common ground. Molly explained that there are at least 12 lots in the park that have trees that are on common ground but were not put there by the corporation but were put there by residents at some time since 1986. Most of these trees, usually on the rear lot lines, are taken care of by the residents of the lots. However, the owners of lot 16 are asking the park to take responsibility of the tree on their lot that is at the rear on common ground. It had been put there by former owners, cared for by former owners. Molly confirmed that lot pins verify that the tree is on common ground along with their shed and pump house. Larry H inquired why owners use common ground for their sheds and other items but won't take care of the trees. The board discussed several issues related to these trees and the liability that belongs to the park. Ben asked that any decisions be tabled until next month and asked Molly to gather additional information the board requested. Molly did express concern that any debris on lots should be cleaned up by the owners. If a tree is on common ground and sheds leaves or branches that the resident is capable of cleaning up, they should not expect the manager or maintenance foreman to do it. If they are unable, the manager will make arrangements.
2. 2026 Budget items or ideas from the board. Larry S questioned if the budget should contain a line item for tree trimming if the corporation's responsibility increases. There was also a discussion about the park battery operated golf cart and new batteries. The manager will explore switching it over to lithium batteries and the cost.
3. The 40th Anniversary of Dove's Rest is in 2026. Molly shared that we will be working to have several special activities to celebrate this anniversary including selling Dove's Rest logo shirts (polo & athletic Dryfit), possible celebration BBQ at the Yogi's pavilion and a special potluck. Anyone who has ideas or would like to volunteer to help with activities is to see the manager.

Open Forum:

- Mike & Susie Dempsey were present to discuss the tree liability issue and give input

The next board meeting will be October 14th, 2025 at 1:30pm in the office.

Meeting was adjourned at 3:00pm.

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