

Winter Haven Christian Center Inc.
Board Meeting Minutes April 8, 2025 1:30pm

Vice-President Gary Roth opened the meeting. Board members present were Mari Docusen, Larry Schindel, Don Smith and Larry Hammond. Ben Walls joined the meeting later. Jim Pickett was on vacation. Manager Molly Buccafurni and 4 stockholders were present.

Larry H gave the Treasurer's report. Larry reported that the financial report from this month indicated no unusual activity. Cash and savings balance were \$145,956.76 (not including \$43,542.32 in paid ahead dues and \$10,421.02 in designated committee funds). Larry H mentioned that the manager is keeping as much money gaining interest as possible; and we will be putting extra checking account money from paid ahead dues in a 90-day CD this month. Larry explained that the new business issue of replacing the underwater surface of the pool, which has recently cracked, is estimated at between \$25,000-\$31,000 from the bids submitted. Depending upon the timing of this necessary project, these funds can be pulled out as needed. Larry did express his concern about Long Range Facilities planning and the costs that we need to be prepared to spend. The board does not want to assess our residents if at all possible. It is important to immediately work towards preparing these reserves so we do not have to assess owners or secure a loan. Larry brought up for discussion and consideration that a possible increase in New Member Fees may be considered to help increase these reserves without an additional burden on the current owners. Larry Schindel also added that we may need to increase the \$5 per month each owner is currently paying into capital funds into next year's budget plan. Larry H agreed. There was also discussion about promoting the opportunity for people to invest in the Legacy Fund through their planned estate giving or gifts. This is a way for many who have valued Dove's Rest to give gifts that will be used for reserves toward these capital projects. Larry H agreed that these are all avenues we need to consider and discuss. Larry completed his report by stating that he is working on a proposal for a sick day policy for the employees of Dove's Rest for next month's meeting.

The Secretary's report from the last meeting was reviewed. Larry Schindel asked that the incorrect spelling of his last name be fixed in the Annual Report minutes and his lot number 69 be added. All agreed with this change and the report was unanimously approved.

The Architectural report was presented by Molly B. Several lots had roofs replaced this past month. Lots 92,103 & 105 had roofs replaced by RoofFix of Florida. There were some issues about permits and work start time. Molly talked with them on two different days about it. Stockholders need to be aware that all roofs need permits unless only 25% or less of the roof is being repaired not replaced. Contractors may come in before 8am but cannot disturb the quiet time before 8am or after 8pm. (if you need an exception, see Molly). All the outside work on lot 121 has been completed.

Molly B gave the Manager's report (attached). The board liaisons for the committees gave monthly updates. The Fellowship Committee is continuing with activities and the financials were \$766.88 in petty cash and \$2758.46 in account. Molly commented on beautification, and explained irrigation and lighting had been replaced at the entrance and new plants will be coming. Don Smith said there has been no activity for the Compassion Ministry (balance is \$1,125.00). The pickleball court had a paint refresh which was paid for by donated monies from the lot 121 yard sale. Pickleball has an account balance of \$412.81 after their hot dog sale at the yard sale. Mari D said the Rules/Revisions Committee has met several times and put in a great deal of time working through the Revitalization documents and now is working on leasing documents to be reviewed by the attorney and will be

presented to the board next month. Gary Roth shared everything is fine with the Woodshop. Men's Pancake breakfasts are completed with an account balance of \$2,756.67. Mari D asked about the shuffleboard covering. Molly said that David K had drawn out a new plan for sunshades with posts. This is being considered. Molly said the cost is about \$1000 and they would be permanent posts, easily removed and stored, with 16'x16' lightweight sunshades. This project is still in progress.

Gary asked for a motion to pass all the reports given, both written and verbal. Larry S. made a motion to accept all the reports as given and Don Smith seconded. All agreed and the motion passed.

Molly B. gave an update on the Revitalization of documents with Clayton & McCulloh Law Firm. The votes were received to approve the amendments at the Special Meeting on March 31, 2025. All the Revitalized documents will now be compiled by the attorneys and sent to Polk County for recording. Once these have been recorded, a copy of all the governing documents will be provided to each owner. The cost for the recording is estimated at \$1500 plus the attorney fees for the review.

Larry Schindel, chairman of the Rules/Revisions Committee reported that the committee is currently working on drafting a Lease/Rental agreement for the association with owners as well as a Uniform Rental Agreement for owners and their renter/tenant. These documents are procedural and do not need to be voted on by the stockholders. They are being reviewed by the attorney and will be approved by the board prior to being implemented. Once the agreements are approved, there will be a process to inform and educate owners of the steps to follow in order to lease/rent their lot in the future.

Ben Walls and David Korhonen have been working with the owner of lot 98 to correct some outside issues. The owner has been cooperative and working to correct the items. An update was given by David and Ben and a follow up letter will be sent to the owner.

Molly reported that a new full length seamless gutter will be installed by Alumitech on the north end of the garage where water drainage is an issue. The cost is \$675 including all supplies, labor and warranty.

The second gate valve project is being priced by CenState who did the first project last year. The two valves being replaced this year are in the front yard of lot 65 and the rear yard of lot 55. We are waiting for the current pricing to schedule the work. David K organized a great group of volunteers to dig down to the valves. Thanks to the volunteers who dug them up and buried them again until the work is done by CenState. Larry S. requested that 811 be called before any future digging. Mari D asked if the manager would inform the owners prior to any work being done on their property or the adjacent ground to their property as a courtesy. Molly agreed to follow up on both these suggestions.

The bottom of the pool surface started to crack and lift up in March. An emergency patch was approved and installed by Pool & Patio for \$250. We are not sure how long it will last or if other areas will start to lift up. The expected life of the pool surface is approximately 15 years. The pool surface was redone in 2011. Molly received bids from three pool contractors. The bids ranged from \$24,280 to \$31,000, but are all over 30 days old and void. The board asked Molly to get a more detailed current bid from Pool & Patio who came in at \$24,280. David Korhonen asked that several items be asked, including who and how will they refill the pool, can we use well water, and do they bring it up to pool quality when completed. Molly said the pool will be drained and down for two weeks while the work is done. After discussion and input from a few stockholders, the ideal time might be August when the park is quietest. Mari D made a motion that we approve Pool & Patio at the price of \$24,280 to resurface the pool. Larry S seconded the motion and all agreed. If there is a difference in updated pricing or information, Molly will inform the board before contracting with them.

The board ask Molly to post on the bulletin board, include in the newsletter or contact in some form, the owners of the park about a few issues that have been of concern.

- Golf carts should not be driven between houses or on other people's property without permission. Because of the ruts that the tires make and the limited space, golf carts can cause property damage.
- All lawns and beds must be kept weeded and trimmed. If an owner needs to find someone to help them take care of this, please see Molly. Lawns and beds are to be maintained 12 months a year.
- Storm and Hurricane preparation is required. Please put everything away in your yards if you are leaving for the summer/fall. If you are a full-time resident, please plan accordingly. The number of pots, lawn ornaments, hanging items and yard furniture can become hazardous flying debris and cause a great deal of damage in storm season.

Mari D also asked about how often we change the flag. Molly said when it storms or we have lots of wind it has to be changed more often. We have used all different brands of flags to see what holds up the best. The cost of each flag is about \$35.00 and the cost adds up over the year. Each flag lasts approximately about two months depending on the weather. Mari D said she would donate \$35 towards a flag and maybe others would as well. Robin Anderson donated the second \$35.00. The board asked Molly to make it known so others may like to donate toward keeping our flags in good condition.

Visitor Comments

David Korhonen affirmed Larry Hammond's recommendation to raising needed reserve monies with the increase in New Members Fees, additional capital fees by owners, and encouraged the board to promote the Legacy Fund. David K. also mentioned that each lot has a shut off valve a couple feet from their water meter. This is a valve used to shut the water off if there is a meter that needs changed or if a handle would break off. The valve is located in a white pvc pipe. Some owners have pulled out this pipe and they have no idea where this valve is. He encouraged owners to find this pipe and not remove it. If you need to find your valve let the manager know and we will try to help. We have also purchased a meter key to exercise the valve if you need it.

The next board meeting will be May 11th, 2025 in the office.

Don S made a motion to adjourn and Ben W seconded.

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