

**Winter Haven Christian Center Inc.**  
**Board Meeting Minutes May 12, 2026, 1:30 pm in the office**

**Attendance:** Present in person were Gary Roth, Jim Pickett, and Don Smith. Present by Zoom were Mari Docusen, Larry Hammond, and Ben Walls. Larry Schindel joined by phone. Ben Walls presided over the meeting. Manager Molly B. and two stockholders were present. Don Smith opened in prayer.

**Treasurer's report:** Larry Hammond

- Cash and savings balance were \$142,371.16 (not including \$54,142.12 in paid ahead dues and \$10,219.69 in designated committee funds).
- New Member fee was collected at the new rate of \$4798.00.
- The check from Spectrum for \$16,000 was placed in income account number 4021. These monies will be held for board approved capital projects. \$7327.96 was spent from these capital monies for a new lift pump that is itemized in the capital contingency expense account.
- We will be receiving a TECO rebate check for the LED lighting but don't know the amount yet.
- Legal expenses of \$3045.00 were paid in full for the January-March legal work on the governing documents.
- The manager will be investing from extra funds in checking once we know what projects may be approved this month.

**Secretary's report:** Minutes from April 2026 reviewed. No changes required.

**Architectural report:** Lot 64 bushes removed; new landscaping installed. Lot 122 new front border & plants, lot 5 & 47 removed dead trees. Lot 56 portion of dead tree leaning on fence was trimmed. The front palm tree will be pulled out. Lot 1 we will pull out the small palm. Lots 15, 128 & 129 all had bushes removed. Lots 53/54 working on water run off issue, lots 76/77 working on water run-off and erosion issues. Several large avocado trees may need taken out professionally (lots 56 & 60). Called tree pros to get estimates on avocado trees and check out condition of ornamental trees at 86 (look dead) and pines at lots 126 & 93 (partially brown).

**Manager's report:** detailed report supplied.

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

- Nothing new to report from board liaisons. Financial information at end of finance report.

**A motion was made by Don S to accept all reports as given. Jim P seconded. All were in favor, motion passed.**

**Unfinished Business:**

1. Guidelines for Committees

- Molly B & Larry S provided several additions to the guideline draft.
- After **discussion, Don S made a motion for final approval of the Doves Rest Committee Guidelines (draft 3) and Jim P seconded. A roll call vote was called and the board voted unanimously in favor. The motion passed.** Molly will include the guidelines in the meeting minutes for the stockholders and send them out to all the current committees.

2. Compliance Committee (Fine Committee) members for 2026-2027  
**Gary R made a motion to approve the following stockholders who have volunteered to serve on the Compliance Committee for 2026-2027 as required by the Florida Statutes. They are Jack Raatz, Shelley Wilson, Jake Jacobson, and Robin Anderson. Larry S seconded. All were in unanimous favor of the four volunteers serving on the Compliance Committee and the motion passed.** The former Compliance Committee volunteers were Rick Smith, David Korhonen, Jack Dix, Bob Cramer, Chris Patton, and Shari Dorn. While we appreciate their willingness to serve, they never had to be called on since the Board of Directors did not level any fines from 2024-2026.
3. Gate Valve Project III update and TECO electric meters moved.  
David Korhonen and Jeff Laabs helped dig up the prospective sights for the Gate Valve project III at lots 115/116 and 51/58 for a bid estimate from Censtate Contractors. We received an updated estimate of \$10,261. However, in the process it was discovered that the electric meters and post that serves lots 51 and 58 had been placed directly over the original park water lines and valves. The electric post and meters that serve these two properties will have to be moved prior to replacement of the gate valves. The cost of this work is currently being calculated by including supplies for a new post, a required certified electric contractor to move the meters and panels, and coordination with TECO for turning service on and off and moving electric lines coming into the new post. David Korhonen has prepared a drawing for the project and Molly will be coordinating the work. As soon as the plan is approved and the costs calculated, Molly will inform the board and the stockholders affected. The board reaffirmed that posts and meters that must be changed out because of location or deterioration will be at the expense of the stockholders. The Board and park management will do everything possible to make these projects as affordable as possible. Molly will contact the stockholders as soon as information is available.
4. TECO rebate for the LED light project.  
A rebate was applied for and approved for the LED lights installed. Molly shared that it was a detailed process, but the inspector gave the final approval. The amount will be sent by check but not sure of the amount of the rebate as of yet.
5. Sewer Lift Pump Purchase  
A new commercial lift pump has been purchased from Barney's Pumps of Lakeland for \$7327.96. This is being stored for emergencies in case one of our lift station pumps quit. We have two lift station pumps that are aging and both have been rebuilt already in the past. A broken pump could cause a serious sewage issue due to the two-week order time of a new pump. This will give Dove's Rest the satisfaction that the lift station could quickly be repaired and working with a pump on hand for installation. This capital improvement was paid for by the Spectrum account monies we received in 2026.
6. Guest Policy information  
At the April 14<sup>th</sup> Board meeting, the manager was asked to collect information from various sources that will help Dove's Rest with unique resident and guest policy guidelines where disabilities of adults and minors are concerned. Molly reported that this past month she gathered information from the American Disabilities Act, ADA offices of Florida, and the input of several specialists. This information is still being gathered and compiled to bring to the Board for clarity.

#### **New Business :**

1. Clubhouse roof condition and bids  
At the April 14, 2026 board meeting, it was discussed that after putting in the new LED lighting, a driving rainstorm caused a water leak in the clubhouse and damaged a light. Molly explained that even after the

clubhouse roof was sealed in the past, driving rain has always caused some leaks. It has been impossible to stop it since the roof was never erected with seam seals or insulation and was already built when the property was purchased in 1986. It was determined at that meeting that we needed to get bids from qualified roofing companies that can do what we are not able to ourselves. The bids would include resealing the roof, including seam treatment and reinforcement of all the seams and all the end closures, replacing screws/washers and sealing them, and using a high-quality roof sealant with a decent warranty. So far, we have received two complete bids of \$16,175 from Complete Roofing of Winter Haven and \$15,600 from Central Florida Roofing of Winter Haven. A third bid has not been completed. David Korhonen met with the roofers and made sure they were thorough in their bid. The manager and David were satisfied with recommending the two contractors. After a discussion of the importance of protecting the most valuable building we have and insuring the roof as well as we can from leaks, **Larry Hammond made a motion for the manager to accept a bid for the resealing of the clubhouse roof with one of the contractors and not to exceed \$16,175.00. Mari D seconded the motion. A roll call vote was cast and all agreed. The motion passed.**

2. Evaluation of the seasonal Office Assistant position and the Garage Assistant position.  
Molly shared that Doris Hatfield completed her seasonal position at the end of April as the Office Assistant working 8 hours a week. Molly expressed Doris' excellent skills at handling the billing of the dues and water usage as well as preparing the bank deposits for the manager. Over the winter Doris was also able to work on two projects for the office, including updating the 80/20 age verification records and reports for the stockholders and residents as well as organizing the electronic disclosure forms for the corporation. Molly shared that the workload of the winter season was so much more manageable with an assist. Molly also shared that Jana Schrock has worked two hours a week as the Garage Assistant, which has been extremely helpful to Robert and Molly. She has been able to help sort through years of collected items, organize the garage and help Robert keep the garage neat and clean. Jana will work an hour a week during the summer to assist Robert in keeping the garage in order while he spends most of his time mowing and doing all the other chores that arise. Molly felt both positions helped the corporation of Dove's Rest move in a positive direction at a minimal cost.

#### Open Forum/Comments & Questions :

Ailene Raatz asked for clarification on some of those residing in the park and the age requirements. There have been comments made by stockholders about age requirements that may need clarification or be addressed. The manager explained that some may not seem like 55+ age, but they are. A few have been approved by the Board who are under 55 because of being an underage spouse, being disabled, having a hardship (as defined in the Subdivision Rule #3) or being close to the 55-age group. The Board discussed a guest stay at lot #124 needing addressed. Mari D expressed the Board's responsibility to be proactive and support the manager in requiring adherence to the Subdivision Rules. **Don S made the motion to have the manager send a letter detailing the policy in Subdivision Rule 3 "Visiting Children and Guests" and require signed compliance to this rule. Gary R seconded. A roll call vote was cast, and all were in favor. The motion passed.**

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

The meeting was adjourned at 2:46 pm

Minutes were Prepared by Molly Buccafurni, Manager

Submitted by Mari Docusen, Secretary