

Winter Haven Christian Center Inc.
Board Meeting Minutes June 9, 2026 1:30 pm in the office

Attendance: Present in person were Gary Roth, Jim Pickett, and Larry Schindel. Present by Zoom were Ben Walls, Mari Docusen & Larry Hammond. Don Smith was absent. Ben Walls presided over the meeting. Manager Molly B. and five stockholders were present. Ben W opened in prayer.

Treasurer's report: Larry Hammond

- Cash and savings balance were 132,699.18 (not including \$47,819.30 in paid ahead dues and \$10,227.69 in designated committee funds).
- New Member fees have been collected totaling \$9436 (another at \$4798.00 coming in June)
- The check from Spectrum for \$16,000 was placed in income account number 4021 since we are using that money for capital expenses. The clubhouse roof resealing downpayment of \$8000 has been paid with a balance of \$8175 remaining when work is done this month.
- Trash expenses are a little high from the freeze debris, but we made multiple trips to the landfill to keep costs under control.

Secretary's report: Minutes of May 2026 reviewed. No changes required.

Architectural report: Lot 75 has submitted plans by Alumitech to turn the existing screen room into a four-season room. Alumitech would pull all permits, and it would all be within subdivision rules. The existing flagpole from lot 78 will be moved to lot 73.

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. All financial information is provided in the report.

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

Unfinished Business:

1. Guest stay response for Lot 124

In response to a letter the Board sent to stockholder Audrey Clark regarding the status of a guest, Audrey requested clarification of the guest policy whether it was 60 consecutive days or 60 days in a year. The Board confirmed it was 60 days for a guest in Dove's Rest within a twelve-month period. She requested in writing approval from the Board that her local under 55-year-old day guest Stephanie Bowers be permitted to stay overnight one night a week in Dove's Rest. President Ben Walls shared that one day a week would not exceed the 60-day limit for the twelve months going forward and no exception would need to be made as long as the 60 days were not exceeded. The stockholder agreed in writing and a confirmation letter will be sent to the stockholder and local guest.

2. Gate Valve Project III update and electrical contract to move cans & panels/posts to code/permit.

The wooden post, electrical meter cans and panels must be moved and upgraded to code that serves lots 51 and 58 this summer to complete the Gate Valve II project. After much discussion, **Larry Schindel made a motion to approve the bid from Guinn Electrical for \$3250 to move and replace the post with a required concrete post as well as move the meter cans and panels accordingly that serve 51 & 58. The corporation will assume \$650 of this cost due to the location move and the lot owners will be**

responsible for \$1300 each for the upgrades to the electrical post and reconnection of meter cans and panels. If this bill for the electrical contractor is paid at the time of service, it will be \$1300 per lot owner or \$1400 if paid within the year. Gary R. seconded the motion and all board members unanimously agreed. Motion passed. The board will prepare a letter for the stockholders involved and the manager will contact them personally.

*This is a process that will eventually be done throughout the park as the old wooden 40+ year old posts deteriorate, requiring lot owners to upgrade their outside electrical service posts and meter/panel to code for safety reasons. In order to comply with Polk County permitting and TECO guidelines, the work must be done by an electrical contractor. The cost of the electrical work on each lot is the responsibility of the lot owner and other lot owners sharing an electrical post. The Board is working through several options and plans to assist in making this as affordable as possible for the lot owners as this project is navigated over the next few years.

3. Clubhouse roof sealing project by Complete Roofing

Complete Roofing has prepped the clubhouse roof with an excellent power wash and will be completing the process of fastener tightening/replacement, sealant prep and rust treatment, flashing grade sealant and polyester fabric on all seams and a complete seal base and finish coat of GAF Acrylic Coating (15-year warranty). The finish date is June 18-20 weather permitting. The \$8000 downpayment has been paid with a balance of \$8175 due upon completion. The labor and installation warranty is 3 years.

New Business:

1. Pool & Patio service charge increase.

Pool & Patio that service our pool three days per week including cleaning and chemicals has informed the corporation that as of July 1, 2026 the price per month will increase from \$450 to \$575 for all their commercial customers. This is due to labor costs and increased chemical costs. Molly has asked them to give her a price for two day a week service and is also exploring competing bids with Mannix Pools and Rodden Pools.

2. Molly will be on vacation June 13-20. Doris H. will be covering the office on 6/15 and 6/17. Robert will be working all week, and board members Gary Roth and Jim Pickett will be on site for emergencies.

Open Forum/Comments & Questions:

David Korhonen, who oversees the Long-Range Facilities Plan has suggested that we prepare a list of criteria for replacing electrical posts, meter cans and panels. There are about 15 in the park currently that are not immediately dangerous but are in poor condition and should be addressed first because of safety hazards. Larry S. agreed and suggested the board bring together at the September 8, 2026 board meeting ideas for a working plan for the stockholders to replace their posts over the next two years.

The board meeting for July will be cancelled due to vacations.

The board meeting for August will be moved to Tuesday, August 18th at 1:30pm in the office.

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

The meeting was adjourned at 3:15 pm

Minutes were Prepared by Molly Buccafurni, Manager

Submitted by Mari Docusen, Secretary