

Winter Haven Christian Center Inc.
Board Meeting Minutes June 10, 2025 1:30pm

President Ben Walls opened the meeting with prayer. Board members present in the office were Gary Roth and Don Smith. Ben Walls, Mari Docusen, Larry Schindel, Larry Hammond and Jim Pickett were all present by Zoom. Manager Molly Buccafurni and 1 stockholder were present.

Larry H gave the Treasurer's report from this month indicating no unusual activity. Cash and savings balance were \$152,033.95 (not including \$45,047.65 in paid ahead dues and \$11,355.60 in designated committee funds). Larry H mentioned that an additional New Member fee was collected and a new 90-day CD was opened at Edward Jones in the amount of \$15,000 to earn 4.44% interest until summer when it is needed for the pool renovation. Alumitech put on the new garage gutter and it was paid from Building Maintenance. The CenState gate valve project #2 (lots 65 & 55) has been completed and included in this month's budget. There is an outstanding bill of \$12,000 for Clayton & McCulloh attorneys for the completion of the Revitalization of the governing documents and lease agreement project in process. Molly is disputing several charges and will not be paying the balance until resolved. We are also preparing for the August pool renovation (\$24,280.00+).

The Secretary's report from April 2025 was reviewed. No changes.

The Architectural report was presented by Molly B. Owners of lot 35 and 66 received permission to plant two palm trees in the locations agreed upon with management. Lot 36 requested an approval for a screened in room on the carport. Molly informed the contractor that a permit must be pulled for this job. He did not agree. The homeowners did not follow through with the project.

Molly B gave the Manager's report (attached). The board liaisons for the committees were asked for monthly updates. There were no new items from any committee members for this month.

Don S made a motion to pass all the reports given, both written and verbal. Jim P seconded the motion. All agreed and the motion passed.

Molly B. gave an update on the Revitalization of documents with Clayton & McCulloh Law Firm. The Revitalization of the governing documents (CCR's and By-laws) has been completed and recorded by Polk County Clerk of Courts. Florida law requires all stockholders be notified by email if permission is granted, and all by regular mail that the Revitalization is complete. Anyone requesting a copy of the documents can do so in writing to the Dove's Rest office. Clayton & McCulloh is still working with the Rules Committee on a standard leasing document.

In a follow up to outside property issues at lot 98, the Board asked for a report on current conditions and compliance with the subdivision rules. The Board, Manager and architectural committee have worked with the owner for several months on issues. After the follow-up review, Larry S made a motion that due to continued non-compliance with Subdivision Rules, that By-law Article XVII Procedures for Ensuring Compliance of Dove's Rest Subdivision Rules, be followed in regards to Lot 98 and the owner. The owner will be sent a certified letter and given 30 days to comply with a list of items that need addressed or corrected. The deadline date is July 11th, 2025 when there will be a reinspection. If the violations are not remedied to the satisfaction of the Board of Directors, a reasonable fine may be levied in accordance with Florida Statute 720.205. Don S seconded the

motion and all were in favor. The motion passed and the Manager was asked to make sure the letter from the Board is sent and Bylaw Article XVII followed.

The Gate Valve Project #2 (lot 65 & 55) has been completed by CenState Contractors at the cost of \$9101.00. This completes four of the eleven gate valves that control the water flow to each street of Dove's Rest.

A 40' seamless gutter was put on the north side of the garage to control water seepage from off the roof. The cost of the project was \$616.00 and fully guaranteed by the contractor Alumitech.

Pool and Patio's bid of \$24,280.00 was accepted by the Board in the April meeting after three competitive bids were received. The pool patch at the bottom of the shallow end is holding up well so far, but it will need renovation after 15 years of service since the last pool resurfacing. Molly requested a more detailed bid from them and shared it with the Board. There is also an additional cost for the water to refill the pool. The 31,000-gallon pool would cost about \$1000 in city water charges (.035 per gallon). We are also having the deep well water tested to see if it would be feasible to use it to fill the pool. Plans for a late August/early September date for the two-week shutdown while the pool is drained is in the works.

New Business

Molly shared that the liability policy for the corporation received a cancellation notice unless a detailed audit was submitted. She worked five hours on the information requested and sent it in and will follow up.

Larry H presented a working document for the consideration of establishing a "Sick Time/Sick Leave" policy for the full-time employees of Dove's Rest. The board shared ideas and opinions. Larry H and Molly B will incorporate these ideas into a document and present it at the next board meeting in August.

Molly will be on a mission's trip from June 30-July 8 to Costa Rica. Larry S asked who will take responsibility for overseeing things while she is gone. Doris Hatfield will be in the office on Monday 6/30, Wed 7/2 and Monday 7/7 from 9-12. She will take care of the mail, collecting payments and answering phone calls left at the office. Robert will be here everyday from 6am-12pm and be available for emergencies. Gary Roth (lot 126) will be the board member on site if there are any issues. Gary and Doris will have an office key if someone is locked out.

Visitor Comments

Larry Custer (lot 3) voiced his request again for the Board and Rules committee to bring to the stockholders at the Town Meeting in January a proposal that all motorhome (not used for daily occupancy or daily transportation) be required in the designated storage parking area. Larry S assured Larry Custer that it is on the Rules Committee agenda for discussion and action to bring it to the stockholders in 2026.

Ben Walls made a motion to move to executive session to discuss an employee issue. Larry S seconded the motion.

The board meeting was opened back up with no further business.

The July board meeting will be cancelled due to several vacations including Molly's missions' trip and very little pressing business. The next board meeting will be August 12th, 2025 at 1:30pm in the office.

Don S made a motion to adjourn and Gary R seconded. Meeting was adjourned.

Submitted by Mari Docusen, Secretary

Prepared by Molly Buccafurni, Manager