

**Winter Haven Christian Center Inc.**  
**Board Meeting Minutes November 19th, 2025 1:30pm in office**

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

**Treasurer's report:** Larry Hammond

- Cash and savings balance were \$114,988.25 (not including \$28,890.20 in paid ahead dues and \$10,809.93 in designated committee funds).
- Clayton & McCullough legal balance \$1,900 remaining (Paid Nov 3)
- Main water bill waiting to be corrected by Winter Haven City Water after new meter install
- Operating contingency to include \$2391 paid for work on tractor completed

**Secretary's report:** Minutes from October 2025 reviewed. No changes

**Architectural report:** Lot 69 submitted paperwork for approval of outside installation of water treatment. Lots 73 and 108 has issues with trees (stumps) taken out without permission or calling 811. Both of the situations required digging in the proximity of electrical lines. The Board required Molly along with Mari D to send warning letters to these owners that any rule violations of the subdivision or Polk County, will carry a fine in the future. This is an extremely dangerous violation that all property owners must be reminded of. Molly will also include a reminder for everyone in the next newsletter.

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

**Jim P made a motion to accept the bid of \$1790.00 for Guinn Electric to put in a new electrical panel at the front entrance of the subdivision (replace the original one which is damaged). Larry S. seconded the motion and all were in favor. The motion passed.**

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

- Jim Pickett reported regular activities are ongoing for Fellowship Committee. A Veterans Day potluck (free for veterans) and an ice cream social will be held in November. Thanksgiving Day and Christmas Day potlucks will be held at 12:30pm and both are free. The financial report had income of \$136, expenses of \$252.33, with total funds of \$597.09 on hand and \$3158.46 in reserve.
- Larry Hammond reported that the budget committee did an excellent job and their proposals will be discussed in New Business.
- Gary Roth reported the workshop is partially cleaned. He would like to install a camera to insure proper use of the facility. Molly said she has an option she can provide for Gary to install.
- Mari Docusen reported that the Rules Committee met several times and has proposals for the Board to be discussed in New Business.
- Molly reported that some flower beds will be spruced up weather permitting.
- Don S reported \$1130 in Compassionate Ministries Fund but no requests to date.
- Ben reported that plans are being made to fashion a temporary material backstop for the north end of the pickleball court to keep balls from going into the woods. It will only be used seasonally.

**Motion was made by Gary R to accept all reports as given. Mari D seconded. All in favor, motion passed.**

**Unfinished Business:**

1. Part-time seasonal office assistant hiring. (Ben asked that this be moved to executive session at the end of the meeting time today. All were in favor.)
2. The compromised water oak tree at rear of lot #16 was taken down by Jacob from Tree Alliance. The cost was \$650 if we kept the trunk. Robert moved the trunk wood to the fire pit area to be cut and stacked in the winter by volunteers. A letter was sent to owners of lot #16 asking if they would share 50% of the cost of tree removal by the end of the year; owners declined.
3. The board will continue to pursue preparing an agreement for owners in the subdivision who have trees on the property lines shared with common ground and for tree care and removal in the future. The board will revisit this issue next board meeting and prepare a time to meet with the affected owners for input and discussion in January.
4. A Winter Haven Christian website is being prepared by Rick Smith at the request of the Board. This is now required by the State of Florida. It will be user-friendly and include many resources, such as subdivision information about Dove's Rest as well as official documents, information and news for owners and residents. **Larry S. made a motion to approve \$10.50 per month to pay the website provided for the Pro-version subscription which will include all the features needed as required by Florida Statute 720. Gary R seconded the motion and all approved. The motion passed.**

**New Business:**

1. Spectrum 10-year new agreement for service to customers. Every ten years a new service agreement is signed between the HOA and Spectrum to enter the subdivision and service the customers. Though Dove's Rest maintains the freedom for each owner to choose their own providers (Direct-TV, Verizon, antennas, etc.), Spectrum is also given approval to market those within the subdivision. Molly has been working to negotiate a new contract and request additional incentives from Spectrum for this privilege. Spectrum has offered free business internet (\$114/mo.) and free business basic tv/video (\$100/mo.) in the clubhouse for 10 years and a "door-fee" to market to all 129 units for an additional \$16,125.00 one-time incentive payment. These monies could be used to help offset business expenses of the corporation at our discretion. Molly has received the contract in writing. The board asked Larry H. to look over the documents carefully with Molly to make sure it is accurate and beneficial. This will not affect any of the individual contracts or pricing for owners with Spectrum service. **Don S made a motion that the contract be accepted and signed after review by Molly B and Larry H. Larry S. seconded. All were in favor. The motion passed.**
2. The budget committee prepared a proposal for the Board for the 2026 Budget (dues/assessments) to review. **Larry S. made a motion that the proposed budget prepared by the Budget Committee be brought as presented to the December 9<sup>th</sup> Board meeting for discussion and a vote. Mari D. seconded. All were in favor. The motion passed.** The Board will provide the Proposed Budget for the owners to review (Board minutes, Clubhouse bulletin board, email and mail if needed). The December 9<sup>th</sup> Board meeting is open and will give owners an opportunity to ask questions or comment on the budget before the Board moves to ratify it. A printed copy of the 2026 proposed budget will be available at the Dec. 9<sup>th</sup> meeting and included with the November 19<sup>th</sup> board meeting minutes. A printed copy may be requested by a stockholder.

Important items within the proposed budget:

- Increasing the basic monthly assessments to \$119/mo. + monthly common water fee \$2.00 + capital reserve fund \$12.00 to a total HOA assessment of \$133/mo. (an increase of \$12.00 per month over 2025 budget).
- Increasing the monthly storage maintenance fee for those using common ground area in rear to \$20.00 per month to cover maintenance (gravel, weed control and trimming).
- Increase in the New Member Fee from HOA monthly fee x 12 months, paid at time of closing for new owners and owners purchasing another lot, to HOA monthly fee x 36 months. This would require a wording change in By-Law Article XVIII and an approval by vote of the stockholders at the Town and Annual Meeting. This increased fee would help collect monies to offset future Capital Projects.
- Salary increases and additional monies for part-time seasonal office assistant
- Capital projects proposed

3. Rules Committee recommendations for changes to governing documents

The Rules Committee, chaired by Larry Schindel submitted proposed changes to the governing documents of the HOA, The CCR's, the By-laws and the Subdivision Rules. The board members discussed each change proposed. **Larry S. made a motion that the CCR's, By-laws and Subdivision Rules with changes be finalized by vote at the December 9<sup>th</sup>, 2025 Board meeting. Gary R. seconded. All were in favor. The motion passed.** A detailed list will be attached to the Board meeting minutes and posted on the bulletin board. A printed copy will be available at the Dec. 9<sup>th</sup> meeting and may be requested by a stockholder prior to the meeting.

Important highlighted items are:

- Proposed CCR change to include adding a late fee to delinquent monthly HOA dues/assessments when they are not paid within 30 days.
- Proposed By-law Article XVIII change to increase the Membership Fee and give the board authority to change it annually.
- Proposed CCR change for a stockholder to be the title holder of record on a maximum of two lots.
- Multiple changes to the Subdivision Rules to simplify, clarify or alter specific rules.

4. Town Meeting of the stockholders to be held Monday, January 5<sup>th</sup> 2026 at 9AM in the clubhouse

The agenda and organization for the Town Meeting was prepared. The Town Meeting will include nominations for three (3) Board of Director positions for three-year terms. Larry Hammond, Don Smith and Larry Schindel will complete their terms in March of 2026. There will be nominations for six (6) Fellowship Committee Members for two-year terms. Those who will complete their terms in March of 2026 are Madeliene Elliott, Connie Cramer, Deborah Pickett, Karen Beggs, Karl Ehressman and Susan Olsen. The Town Meeting will also include voting on proposed changes to the CCR's, By-laws and Subdivision Rules in order to bring them to a vote at the Annual Meeting, March 2, 2026.

#### **Open Forum:**

Rick Smith, lot #82, commented about revisiting the CCR proposal to limit the number of lots a title holder can own. His concern was for a younger generation wanting to live at Dove's Rest and interested in purchasing both a property for their parents and in-laws. Larry S. shared that this will be taken under advisement and discussed further.

5. **President Ben Walls asked for the open Board meeting to be closed at 4:30pm and the Board to meet in a closed executive session to discuss the hiring of a part-time seasonal office assistant.**

In executive session, the Board of Directors discussed the qualified applications that had been received for the new part-time seasonal office assistant position. The manager was asked for her input. **Mari D. made a motion to offer the 2026 part-time seasonal office assistant position to Doris Hatfield. Larry S. seconded the motion. All were in favor (Don Smith had to leave Zoom). The motion passed.**

Minutes of the Board Meeting will be sent out along with an official notice of the proposed 2026 Budget, proposed 2026 HOA dues/assessment increase, and the 2026 proposed governing document changes.

The next board meeting will be December 9<sup>th</sup>, 2025 at 1:30pm in the clubhouse.

Submitted by Mari Docusen, Secretary

Prepared by Molly Buccafurni, Manager