

Camper's Holiday Association November Business Meeting November 20, 2008

MEETING OPENED: 10:21 a.m. by President Una Grooms

ROLL CALL: Present – N. Champagne, D. Fleischer, U. Grooms, S. Ketcham, J. Vleuten and D. Vogel. **Absent** – C. Behrens – Quorum established (A. Short resigned 11/17/08 for personal reasons)

OPENING STATEMENT FROM PRESIDENT GROOMS:

Good Morning – welcome back all of you from the chilly north. Hope you had a healthy/happy summer.

You are all aware of the problems we have had in the past few months. You all received letters from the “concerned members” wanting to recall this board. Ironically, with one of the new amendments to Chapter 718, this board will be disbanded anyhow. At that time there will be an opportunity for one and all to submit their resumes and be available to become a board member. I urge all of you to give this a good deal of thought. The new requirements state that no board member can serve more than 2 years without resubmitting their resume for membership voting UNLESS there are no other owners interested in running for the board in which case they will automatically remain on the board for an additional 2 years. Therefore, this election the top five individuals will serve for 2 years and the next four individuals will serve for 1 year. In the next election four will be elected for 2 years. Instead of “SAVE OUR PARK – Let's KEEP OUR PARK”.

I would like to add that we now have a lovely young lady, Terri Saxon at the gatehouse and she is doing a great job. Also, we now have a great second maintenance man from our own park, Charlie Swansey. And another is our Mary Chapman who is here year round, doing a bang up job on all the bathrooms. PLEASE be kind and acknowledge these folks.

If you have a problem with any of the employees or board members in the park, please come to me and I will get it handled. Thank you

At this time I would like to make the following motion:

MOTION – Made by U. Grooms

I move that we appoint Jim Hawes to fill the vacancy of Andy Short.

Ayes – D. Fleischer, U. Grooms, S. Ketcham, J. Vleuten, and D. Vogel

Nays – N. Champagne

Motion Passed – 5 Ayes, 1 Nay

MINUTES: The October 2008 minutes were approved as mailed to the membership.

TREASURER'S REPORT: Report was read by Ray Logue – attached.

COMMITTEE REPORTS:

1. **Lot Transfers** – Read by Linnea Clayton (Mary Elmer resigned (10/17/08)

We had one transfer since the last meeting.

A-80 - Bill & Lauren Byrd to Thomas & Sherry Livecchi

We had 2 new places listed, the new list can be obtained at the gatehouse or on the website.

2. **Troops** – Gail Cleaves (read by Linnea Clayton)

We will be packing boxes on Friday, this will be their Christmas boxes. All donations welcome and very helpful. Thank you to all who donate on a regular basis. If you have any questions feel free to call Donna Mikronis or myself.

Thanks to everyone, Gail Cleaves

MEMBERSHIP ANNOUNCEMENTS:

We have had one American and one Canadian flag donated for presentation at the Annual Meeting in February. If you are interested in donating a flag for use in the future, please let us know.

There are updated phone lists at the gatehouse. If you are just returning and will be getting a new phone number please let us know. We also need this information for the gate system so that guests can call you after hours to gain access to the park.

If you are having trouble with your transponder working, it could be time for a new battery. They sell for about \$4.00 at Wal-mart; however, we were able to get a good deal and we do have them available for sale at the gatehouse for \$1.00 each.

This is the first notice of the Annual Meeting to be held on Thursday, February 19, 2009. Anyone interested in running for the board must submit a signed letter of intent no later than 3:00 pm, January 10, 2009 with your resume and the newly required signed certification submitted no later than 5:00 pm, January 15, 2009. Upon receipt of the letter of intent you will be provided with the newly required certification form to return with your resume.

CORRESPONDENCE:

1. Letter from Ben Rosten, D-30 – Dated October 1, 2008

Thank you for all your hard work and the good communications. You people have a thankless job. Keep up the good work.

God Bless and Good Luck

Ben Rosten

2. Letter from Robert Holmes, C-69 – Received October 17, 2008

With regard to the four letters that I have received from Camper's Holiday: Una Grooms, Dick Vogel, Skip Campbell and Jo Jones.

I am unable to come to a reasonable conclusion as to what are the actual problems. I have no documents to substantiate any or all of the accusations or recriminations made in those letters.

I believe that the letter from Skip Campbell has the solution to our unascertained problems "BY ELECTION!"

By election time, I should hope that we will have answers to all of the "finger pointing". If all of the accounts, records, bills, receipts and FACTS are available for the "owners" to peruse, then we will ALL be satisfied and able to make a wise decision at election time.

Yours sincerely
Robert Holmes

Response letter dated October 17, 2008

Dear Mr. Holmes:

Thank you for your fine letter. The letter and/or packet that Jo Jones sent you was to have the present board members recalled and to install their "little group".

I sent my letter to explain what was going on and included the lovely letter from Skip Campbell. Dick sent his to reaffirm our dedication to the park.

Ironically, we have received an amendment to Chapter 718, which is the governing instrument of all condos in Florida. This amendment will have us disband the present board. Have its members and any other owners,

desiring to do so, submit a resume, there will then be an election. No one will serve more than 2 years on the board.

You will receive from our secretary a packet with minutes of the last meeting and a cover letter giving you more information on the upcoming annual meeting in February, 2009, and also a proxy vote.

I know this sounds a little complicated but feel it will be better explained in the packet from Camper's Holiday.

Thank you for your interest and concern. Please make it a point to say "hello" when you come back to Florida.

Sincerely,

Una Grooms, President

3. **Letter from Gail Cleaves, C-73 – Received November 17, 2008**

We have two very responsible and able ladies in our gatehouse. They are doing a great job.

For you that don't know, the President of the Board is their boss. If you have a problem with one of them then you should go to the President. They are not your slaves, BUT "OUR EMPLOYEES".

How about treating them as you would want to be treated if you were on the other side of that door!

Gail Cleaves

BOARD MEMBER REPORTS (Old & New Business)

GENERAL MAINTENANCE / UTILITIES – Dick Vogel

This is our first meeting over the summer. We did very well over the summer, we had one of our owners decide that they needed to make several complaints to the DEP about us and we were very well respected and checked and checked again. I'm happy to say that they found absolutely nothing wrong. Our systems are working perfectly and have been for years. I personally have to thank the people who took care of this before me for doing such an excellent job, we have a really really fine utility system in here, it could not be better. Due only to the hard work of the volunteers that worked on this before me. We have to renew our license for the sewer plant and when they came around and made the inspection as part of the renewal process, there are two seams in the sewer plant that have been "weeping" very slightly over the past several years and the gentleman who is in charge of the DEP, Mr. MacColman, indicated that we are going to have to repair them. The reason it hasn't been done yet is that there is a 22,000 gallon tank that has to be drained and it has to be fixed from the inside, there is no way to do from the outside. He did say that we can do it when there is the least amount of use in the park which will be next May probably. It's been something that has been coming and we are trying to find out exactly what this is going to entail. I'll bring you up-to-date on it as we go.

The C bathroom is shut, we have a problem with the drain line. Some of the tile pipes that are still in the park are cracking and allowing roots to get in. We will be fixing that soon. It will be a while before we start using that one. We have really good help by the way. This place is running beautifully. Have you noticed how beautiful the pool is? These guys are really doing a fine job and you are congratulated.

Respectfully submitted,
Dick Vogel

BUILDINGS & GROUNDS – Skip Ketcham

The C bathroom will not take all that long to fix. We've got a couple bids in on it and they are all right around \$300 to \$350. We've got volunteers, Ed Lakins said he would help and he and I and Tim were working with the same man who was doing the backhoe work on the problems we've been having down at the pool bathroom. Ed's idea is that we have them dig both of them at the same time and we should save some money. My concern is that I thought this was all done by Charles Plumbing years back. We can't find any of that paperwork so I'm not sure what they did and didn't do.

Comment from Dick Vogel – the main ones they did, the ones behind everyone's house where you tie in the sewer lines. But around the bathrooms they didn't do.

Comment from Don Fish – none of the large mains were done, the laterals were done. The end of the laterals like at the end of my house on back, they are still all terracotta, that was not part of it. They did what they were supposed to do.

Comment from Skip Ketcham: Thank you, we are going to start the Monday after Thanksgiving they are going to come in and get started. Once we get all the dirt out of there it won't be too long to get that done.

That is the major thing that I wanted to talk about.

Thank you
Skip Ketcham

Comment from Dick Vogel: I know this was before you got on the board Skip, but Janice was questioning the paving that was done in the campground over the summer and I just wanted to say that that was talked about before the summer and I believe that was budgeted for and we waited for the summer because we didn't want to do it while all the campers were here. That was something that had to be done.

Comment from Janice: The reason I brought that up is because people are talking about work still needing to be done over there with meters and I was wondering if they were going to be tearing that up in order to do the other work.

Response: No that will not have to be touched, that work is done in the middle of the sites and it won't affect the road.

FINANCE – Dave Fleischer

Once again this October we entered the Budget Committee Meetings or the "Budgetarium" as I like to call it. As our small group entered, over the door was a sign that said "WE DON'T WANT TO SPEND ANY MORE THAN WE HAVE TO". As we walked down the dark hallway we saw another sign. It said "REMEMBER US, WE ARE THE PEOPLE ON FIXED INCOMES". At the end of the hallway was another sign, it said "PSYCHIC NOT AVAILABLE, DO IT YOURSELF". As we entered we saw two crystal balls. One said "THIS YEAR" and another said "NEXT YEAR". I walked over to the one that said "THIS YEAR" and gazed into it. It was clear it said in big red letters "FOUR DOLLAR GAS, "SAVE OUR PARK" LAWYER FEES OF \$13,763, ACCOUNTING FEES OF \$7,671. YOU MAY SAVE YOURSELF IF YOU DO NOT DO THE CAMPGROUND METER UPGRADE. YOU HAVE SPENT \$21,434 NOT IN YOUR BUDGET FOR THIS YEAR". We staggered away from "THIS YEAR'S" crystal ball and went to the crystal ball marked "NEXT YEAR". It was clouded over and we couldn't see into it at all. We remembered the signs that we saw on the way in and worked on the Reserve Funds. We knew that we had to decrease the time on the Roads Reserve as it was seriously under funded. We knew at that time that we would need to have funds budgeted for another external audit in three years so we decided to take the Hall/Shelter fund and converted it to an Audit Fund. We looked at the Laundry Equipment fund and the Furniture/Fixtures fund and decided to combine them with the Equipment fund to give us more flexibility for major purchases. We then started with our Income versus purchases part of the budget. We knew that our Reserve Funds portion would be larger than last year. We were hoping that the "Save our Park" issue would be resolved by year end. We went thru the budget line by line and agreed that we had a budget that was lean and workable and didn't put undue strain on those of us on fixed incomes. We hope that the increase in Campground fees will allow us to continue our meter upgrades next year. As we left the "budgetarium" the crystal ball was still cloudy.

I would like to thank the Board Members, Linnea Clayton, Ray Logue, Renie Shaw, Don Fish, Bill Bonner and Mary Elmer for their participation in the "Budgetarium".

Regarding the external audit, the auditors are still waiting word from SunTrust to complete their audit.

Respectfully submitted,
Dave Fleischer

Question from Jim Hawes: Are we waiting for the local bank branch or somewhere else.

Response: The main office that all the requests go to not our local bank.

RENTALS & STORAGE – Norma Champagne

I don't have much to report, because Ed Lakins covered that for me while I was gone. I would like to thank him for taking care of that.

The following was reported by Ed Lakins at the Workshop on Monday:

Three permits were issued for parking in the RV storage area to Al Carr, Elmer Ricklefs, Norman Kane

Rental permits issued to:

D-10 from November to April
A-36 from December to March
B-56 from December to May
B-18 from June 8th to July 31st
B-10 from December to May
B-55 from October through December
D-78 from January through March
D-05 from January to April
B-38 from December to March
A-50 from November 12th to December 15th

One was approved by Dave Fleischer and that was D-09 for October to open

STANDARDS – John Vleuten

Permits issued were:

C-14	-	Pavers	C-74	-	Shed
C-27	-	Pavers	D-58	-	Shed & Carport & Pavers

Standards Inspections for Selling – A-80, C-06 and D-58

Respectfully submitted,
John Vleuten

SPECIAL PROJECTS – Una Grooms

Insurance and Advertising: Not much new in these areas. Everything going along smoothly. Because of the age of the truck, we were able to save approximately \$1,000 on the premium.

About a thousand of our rack cards were sent to ARVC and would be distributed at the various RV rallies here in Florida. This will help keep our campground busy.

Respectfully submitted,
Una Grooms

PRESIDENT COMMENTS – Una Grooms

We would like to take this opportunity to thank Elmer & Cindy Black (A-21) for the welcome sign that they donated to the gatehouse. I hope you all enjoy it, it is lovely.

We would also like to thank Charlie & Marjean Chapman for donating the larger refrigerator and microwave to the gatehouse. The ladies have already used the refrigerator to put a delivery of insulin in until the owner could pick it up. Charlie & Marjean also donated a couple awnings that will be used down at the well and the sewer plant. We appreciate your generosity.

We are still having newspapers taken from the boxes up by the gate. If you are just returning to the park, please do not take a paper until you confirm what date your subscription will become effective.

Some Reminders:

1) We are still under once-a-week watering restrictions. Sections A & B can water on Monday; Sections C & D can water on Wednesday; and, Section F can water on Friday before 8 a.m. or after 6 p.m. This includes washing your vehicles, watering your grass or power washing your house. The gatehouse has reminders that you can put on your refrigerator if you want one. If you have newly planted grass or plants you can water them any time of day the first day and once per day (either before 8 a.m. or after 6 p.m.) for the next 59 days. Please keep in mind that you will need to keep your receipt available and make sure that you plant whatever it is immediately. When Code Enforcement comes in THEY DO CHECK.

2) When the mail is finished being sorted there will be a welcome flag hung up on the back of the gatehouse. Keep in mind that the day after a holiday there is an extra heavy load that takes longer to put up. Also, if we have another delivery person other than our regular lady, they deliver their route before they get to us. Please be patient as everyone starts returning and the holiday season approaches there is more mail to sort.

Regarding the question from last meeting about the long-term campers in the campground. The camper on F-56 will be leaving at the end of November. The campers on F-50 were told before they left to disconnect. Since they neglected to do it, the Board feels that if they have had anything plugged in and running (like their refrigerator) they should be charged the full electric fee per month for each month that they have not been in the park. We expect them back in the park on Thursday and will address this issue with them immediately. They have returned to the park and they do know that they owe us for the electric.

In response to the question of the recall vote, I have been provided with the following information: Reportedly, there were 137 votes to recall the board and 44 votes to retain the board. It should be noted that the current board received 8 recall revocation forms from members, in addition we have evidence and a signed statement that one ballot was filled out fraudulently by a "concerned member".

MEMBERSHIP DISCUSSION

Comment from Ed Lakins: I have a question for Dave Fleischer – why was \$13,000 spent for attorney's fees to fight the save our campground group?

Response from Dave Fleischer: Because when their attorney's call us, the best thing to do was to get an attorney to answer it.

Comment from Ed Lakins: Well if you would have read 718, you would have known you had to show them everything they asked for.

Response from Una Grooms: We did show them what they asked for and there were many questions that came up that we couldn't answer and our attorney did. There were a lot of things that came up.

Comment from Ed Lakins: There must have been to spend \$13,000.

Response from Una Grooms: Just remember we didn't cause it.

Question from Nancy Lyon: I handed you a letter on Monday that was correspondence that you didn't get that was never read, it wasn't read today either.

Response from Una Grooms: I got that letter and it was a contract employee worker resignation and they don't get read. They were not membership, they were workcampers.

Response from Nancy Lyon: So you don't want people to know what they said.

Response from Una Grooms: That's not it at all, it's just protocol.

Question from Norma Champagne: A question about the attorney, what is his salary, what are we paying him?

Response from Dave Fleischer: It's not him, it's they. They charge by the hour, it varies on what it is about.

Response from Norma Champagne: I'd like to know why we have an attorney way down south, when we could have a local, there are a lot of attorneys in Brooksville. We could have someone right here and we would be able to call them and talk to them a lot easier than what we have in the past.

Response from Una Grooms: The reason we have Clayton & McCulloh they deal only with Condominium Law and they are very up on it where some of the local attorneys deal with other areas. This is their specialty, their main

office is just over in Maitland. They have email, telephone, we've had Brian Hess here a couple of times and had discussions with the groups. They have done a great job and they are very knowledgeable.

Response from Norma Champagne: I still think we should have a local attorney.

Response from Una Grooms: We did have one and they didn't serve us very well.

Response from Norma Champagne: I'm in real estate so I know a lot of Brooksville attorneys.

Response from Dave Fleischer: We did a lot of research before we settled on them.

Question from Duane Girard: There are several things. You said on the days we can wash, if I'm not mistaken I can wash my car at any time during the day on my day, I can wash my house any time of day.

Response from Linnea Clayton: It's lawn watering that you can't do between 8 a.m. and 6 p.m. but you can do your car and house anytime during your assigned day.

Question from Duane Girard: Dick, this is the second meeting of the year, we had one last month.

Response from Dick Vogel: I know that, but a lot of these folks weren't here.

Question from Duane Girard: O.K., now what about that camper in the campground – he was supposed to leave last weekend, then it turned into Wednesday and they are still here, they pulled the utility trailer back in and put it on another lot - what's going on with that?

Response from Skip Ketcham: He is waiting on his brother to come and get his trailer, he has the truck that can move the 5th wheel. He said he would be out this morning.

Response from Duane Girard: They are stretching things aren't they?

Response from Linnea Clayton: They have paid for a full month and haven't asked for any refund at this point.

Response from Skip Ketcham: They prepaid for the full month and we need the money.

Response from Duane Girard: Well we could lose a lot of people because of them over there. Because money is important and if we are going to lose other campers over there it isn't worth it.

Response from Una: They will be out today.

Response from Duane Girard: Well the campers over there don't want to say anything to you. The things that are going on in the evening. The unit next to them one evening was rocking. The kids were over there throwing darts and leaning on their neighbors trailer rocking it as they played.

Response from Una Grooms: We are working on it, Skip is down there every day checking on when they will be gone. Hopefully they will be gone today. They have been told to get out.

Response from Duane Girard: What about the guy in the back that's been here over a year that is supposedly buying in the park – how long does he have to look to buy a place?

Response from Una Grooms: They switch the reservation between the husband and wife, they pay the rent on time they are never late, they don't bother anybody and their place is kept neat. We've had that income all summer.

Response from Duane Girard: That's immaterial. He's been there, I don't care, the same car is there the same trailer is there. He's working steady. What happened to six months over there? We aren't supposed to stay and if you work you aren't supposed to be here over a month.

Question from Bill Bonner: When can we make a motion to change the blue book? Why not change it and take their money year round?

Response from Una Grooms: We have checked with the county and they said they could switch the reservation between the two.

Comment from Dick Vogel: So this is a County law?

Response from Una Grooms: We will get the laws and guidelines from the County and we will go from there.

Question from Duane Girard: For those that have been here over the six months, do they keep paying the last month rate for the rest of the year or do they start over?

Response from Linnea Clayton: When the reservation switches, they start all over at the higher rate.

Comment from Jim Hawes: I was talking to John (Vleuten) about this and he said that when he talked to the County they told him that it was common practice to do this. They said that many places do that and keep them as long as they are good tenants.

Comment from Ann Murgita: We are not licensed as a residential park, we are an RV park, that is the difference.

Comment from Dick Vogel: Who's option is it? Is it ours? If they have been here over six months and then they start causing trouble can we say you've been here six months, it's time to go? Can we just throw them out?

Comment from Duane Girard: A few years ago we had brothers in the campground and they got drinking and they got to battling and the Sheriff came in here and kicked them out for us.

Comment from Una Grooms: I'd like to make a comment, I did not put these people in, they were here when I took over, but they have paid (just for six months), and they are up-to-date, a total of \$1,975 – almost \$2,000 and that would be a spot being vacant and we are getting money for it and the County says it's o.k.

Comment from Gary Lyon: Who owns that campground? Let's take a vote on it and see if they want six months or if they want forever.

Comment from Dick Vogel: Don't forget the law says six months, so we can't change that.

Comment from Josie Bender: I think it's time we get someone in from the County and tell us what we are licensed for and all the guidelines.

Comment from Una Grooms: Very good idea, we will do that.

Meeting adjourned at 11:10 a.m. by President Una Grooms.

Linnea Clayton
Secretary