

**Camper's Holiday Association  
March Business Meeting  
March 19, 2009**

The meeting was opened at 10 am by President Sue Flanagan with the Lord's Prayer and the Pledge of Allegiance.

**ROLL CALL:** N. Champagne, M. Cleaves, S. Dunning, S. Flanagan, S. Harris, J. Jones, S. Ketcham, J. Vleuten, and D. Vogel. Quorum was established.

**MINUTES:** Were approved as mailed to the membership.

**TREASURER'S REPORT:** The attached report was read by Ray Logue.

**COMMITTEE REPORTS**

**BEAUTIFICATION - SALLIE DUNNING**

There is not much to report, I had a donation of \$50.00 from a person who shall remain nameless. I used that money to purchase four pots and some flowers. As you probably noticed I placed the pots on top of the planter out in front of the Rec Hall. I hope to finish that project this week.

I have scheduled a raking and cleanup day for Wed. the 25<sup>th</sup> at 9 am. We will meet at the Gatehouse. - work down the boulevard and around the campground. I hope to do the bathrooms also. So bring your gloves and rakes. There will be a break with refreshments.

**LOT TRANSFERS - SUE FLANAGAN**

C-21 & D-78 are in progress.

D-45 has been finalized from Bob & Donna Johnson and Bob & Diane Saunders.

**TROOP REPORT- GAIL CLEAVES** (read by Jo Jones)

We sent 32 boxes this month. Lots of stuff needed by the end of the first week of April. Please, if you can donate - it will be greatly appreciated.

**MEMBERSHIP ANNOUNCEMENTS**

We have lost one of our homeowners, Ed Hutchinson passed away.

We have post cards that were made several years ago. They have 4 pictures of the park on them. They are available for purchase at the gatehouse; 50 cents each or 3 for \$1.00.

## CORRESPONDENCE

To Whom It May Concern:

My husband and I would like to thank the association, and all others who have made our stay at Camper's Holiday a great experience. We appreciate the hospitality, from the coffee and tea at the pavilion, to all the people who told us about restaurants, and tourist attractions, shopping places and gave us directions.

We think that Camper's Holiday is very well kept, and we enjoyed the pool, and loved all the games and fun we had. Also thanks to the gate house workers for all their help.

Another Happy Camper, we look forward to seeing you all next year. Ray  
& Shirley Niehanke

To The Board of Directors at Camper's Holiday:

We will be leaving in a short while after a 3 month stay. Just a note of thanks and appreciation for the wonderful hospitality and friendship we were shown throughout the park especially at the camper's pavilion and around the evening fire when it was permitted. We were treated very well by everyone and were shown a wonderful time. Please thank all the appropriate people and we hope to see you next year.

Sincerely,  
Jerry & Linda Frank of Pennsylvania

Dear Folks of Camper's Holiday,

Thank you for allowing me to set up a table at the Craft Show last month. Your continued support of our family's efforts to raise awareness and research funds for Alzheimer's disease is so appreciated. We know that your support goes way beyond purchasing our products. For that we will be forever grateful. God Bless - See you soon.

Mary (Girard) Olszeuski

To The Board of Directors of Camper's Holiday  
From: Dorothy Rowswell, D-39

Date: March 10, 2009

I wish to thank you all, for your willingness to serve on our board. No doubt there are numerous agenda items that need to be addressed, but I have a concern that can only be directed to you.

Our lot is D-39, at the end of Kingbird Lane. We face the property Camper's Holiday uses for discarding brush, I have noticed the Skipper Tree Services utilizing their own equipment to

distribute newly cut wood onto that site.

My chief concern is the height of the bank, opposite my property, has increased dramatically of the past year and a half. While water levels are perilously low right now, what will high water levels be on this side of the creek. Will they be influenced unmanageably by the berm being created opposite us?

The trees are being covered to an unusual depth at the root level, and the view from my property is dramatically changed. Instead of looking into the woods opposite us, we now look into a wall of brush. There does seem lots of land on which to dump brush, but instead of being leveled, or piled back away from the water, the workers seem to intend to heighten the berm into which we look.

Please advise me as to future plans. How high will this berm be allowed to rise?  
Is it possible, the brush can be pushed away from the creek side?  
Is Skipper Tree Removal contracted to do this work?

If so who directs them as to the aesthetics influencing Camper's Holiday property?

Residents should be a first consideration. Thank you.

Dorothy I. Rowswell

February 26, 2009

Camper's Holiday Association Board  
Susan Flanagan, President  
2092 Culbreath Road  
Brooksville, Florida 34602

Madam President:

The Save Our Park group recognizes the need for the Camper's Holiday Association Board to own a laptop computer for use by the Board Secretary.

To meet this need the Save Our Park group is pleased to donate a Toshiba laptop computer along with appropriate software and accessories.

In addition, a carrying case for the computer has been donated by one of the unit owners.

Sincerely,

Save Our Park

**NOTE: At the workshop on Monday, March 16\*, Dick Vogel read a letter he had submitted to the Board. However, he later requested the letter be rescinded. It has, therefore, been omitted from the minutes.**

### **BOARD MEMBER REPORTS (old & new business)**

#### **RV STORAGE, RENTALS, & TREE PERMITS - N. Champagne**

Rentals - B-52, D-61, -o.k.

Trees - permit given to Lot B-26, Dead tree.

D-5 5-trim dead branches, etc. Will have tree company look at these trees. Skipper Tree Service has not gotten back to me yet.

RV Storage Area - Sent a letter to C-61 regarding their spot. Has not responded yet.

Pink Slips - D-6 C. Swansey for 10 days - March 8 - March 18, 2009. Have company. D-18 G. McClay - March 7 to March 21, 2009 - 2 weeks - empty D-45 B.

Johnson - March 10 - March 16, 2009 - personal. Sold house/

Have his site #7 open - good for small pop-up. Call me. B=8 J.

Esposito - March 12 to March 26, 2009. Personal. Empty.

#### **ACTIVITIES - S. Dunning**

This month started out with Koffee Klatch, one of our campers, Marilyn Cummings, was in charge, her committee consisted of ail campers. They had a good turn out and lots of fun.

Bingo suppers have been a big success, we have between 35 to 70 people on a given night. Remember anyone can come and eat on Bingo night between 4 & 5pm.

The breakfasts have had good turnouts. 78 people served in Feb. and 100 on March 13<sup>th</sup>. Good job by Gerald and his crew.

We had 66 for the Golf dinner, I didn't hear any complaints so I guess everything was okay.

Served 120 people for the picnic, expected a lot more, had enough food left for Garbage Plates for Bingo night so little was wasted.

The next Breakfast is going to be March 27<sup>th</sup> - 7 to 9 am.

Ice Cream Social will be April 5<sup>th</sup>.

I'm doing the calendar now, so if you have something you want on the calendar please contact

me. I can't put it on after it is done. I usually do it on the 27<sup>th</sup> of the month.

## **GENERAL MAINT/BLDGS & GROUNDS - M. CLEAVES**

CAMPGROUND - There have been questions on how many electrical pedestals we have left to put in the campground to complete the second phase. Currently there are:

18 - 50/30/20 AMP Services

1 - 400 AMP Service

I would like to thank Gary Lyon, Ron Shaw & Ed Lakins for their support in gathering the required and requested information.

We had a water line break in the campground on Friday the 6<sup>th</sup>. Due to the fact that the valve in the campground could not be completely shut off we had to shut the entire park down until the repair was completed. Water service was disrupted for about 4 hours. The DEP was notified, Gator was called and two samples were collected. The boil alert was extended due to the fact that one of the water sample bags sprung a leak and another sample was required. Everyone's patience was appreciated. I would like to thank the maintenance staff and Skip for helping in getting the issue resolved in a timely fashion. The valves will be discussed in my general comments.

Two faucets in the ladies restroom of the campground were out of order for over a year and half. Now thanks to Ed Lakins they have been repaired. Thanks Eddy.

The Walmart aluminum can and construction area have received a well needed clean up. The materials were removed and salvaged as required. The condo owners as well as the campers stepped forward to get this done. Thanks to all who took part in this effort.

NOTE: Please folks do not block the small gate going into the maintenance compound. Please start at the back of Walmart and work towards the front when putting things in there. We need to consider others who have to discard items there. Thanks.

PAVILION: Based on the previous report from Skip Ketcham that the Fire Marshal had issues with wiring in the pavilion we contacted Mr. Richard Tincher, Fire Marshal, and he agreed to come out and meet with us.

His conclusion was that putting in a ceiling would solve all of our problems. He also advised us of the need to have one emergency exit light put in over one door and an exit sign over the other. Gulf Coast will furnish me with the wiring cost for the signs. The estimate for the ceiling materials is approximately \$900. Thanks to Gary Gordon, Don Lewis and Bob Tanner for looking into the material for us. The job should be material cost only as we have volunteers lined up for the labor. The cost for this project will come from the campground funds.

We will have to move the fire extinguisher as it is required to be next to the door.

While Mr. Tinchler was here we took him around the park and checked the bathrooms and Rec Hall.

Motion was made by Marlene for \$900 for materials needed for the Pavilion. Motion was seconded. Motion was passed - unanimous.

Gulf Coast has started putting in the exit signs and emergency lights in the bathrooms. It was also noted we will need an emergency light put in the back of the rec hall.

**SHUFFLE BOARD SHELTER:** The materials have been purchased to start the needed repairs. The repairs will be done in two phases. Phase one will be to replace the old and rotted wood of the bottom structure. Phase two will be replacing the roof (which will be done next year).

I would like to thank Ray & Warren Wickman, Wayne Barber and Robert Burkland for volunteering to complete the repairs.

**SEWER PLANT:** Due to the issue with Dick Vogel stepping aside for a period of time the sewer plant wound up in my lap for a while.

During that time I took the liberty of making some phone calls requesting bids for contracting the service. Susie is also requesting a bid from Eric who we have been working with right along.

Motion was made by Jo Jones to obtain 3 bids for contracting service for the sewer plant. Motion was seconded. Motion was passed - 7 ayes -1 nay.

**GENERAL:** After the election and being given the Grounds & Maintenance position I sat down with Skip Ketcham and went over things that needed attention in the park. One issue was to install shut off valves on our water mains so we can shut off sections of the park separately should there be a water line break. We also talked about changing old galvanized water lines. We also discussed cost of the pipes and valves and how we could do the work ourselves saving money and labor costs. I would like to thank Skip for spending his time with me during the transition.

Norm States and I went through the park and looked at various things that need attention, we sat down and drafted a. projected 5 year plan to serve as a guide only and that can be updated as required. Thank you Norm for the time you have invested in this project.

I would like to take the time to give many, many thanks to all the wonderful volunteers who have done so much the past couple of weeks, those who came forward were not only condo owners but campers as well. There are so many tasks here that would not get accomplished as quickly as they have without your help. Your donations of time and talent have saved this park a lot of money. A very big thank you to you all.

## **FINANCE CHAIRMAN/LAUNDRIES - S. HARRIS**

Just getting my feet wet with the finances. So bear with me until I get up to full speed.

Have met with our CPA with Ray and Sue. It was a very informative meeting. So I believe I'm getting to know the people we work with in the financial world.

The budget we are working with is very tight, so will be keeping an eye on it. We have to make sure we are working within the budget as the economy does not allow us to be over spending.

I would like to bring up the fact that we could be making a little interest on our checking account by putting it in a Money Market Account. The interest would be about 2% as of now. The account is FDIC insured. I think the board should consider this account. The account would be with Sun Trust.

MOTION - Camper's Holiday Association open a Money Market checking account which collects 2% interest at present, FDIC insured with SunTrust Bank. Motion passed 7 ayes, 1 Nay

We are set-up with Southeast Leasing (payroll) online and would like to start giving them payroll hours online instead of over the phone. The actual payroll amount will be paid through our Debit Card. The exact dollar amount will be all they have access to. They will not be able to access our checking account. This will save us the \$9.75 check delivery charge every two weeks. I would like to see this put to use.

MOTION - Camper's Holiday Association will set-up online payroll program with Southeast Leasing which will allow payroll hours to be sent by computer from C.H. and payroll payment would process via C.H. Debit Card in exact amount without additional delivery charge. Motion passed 7 ayes, 1 nay

LAUNDRIES - Collected \$740.00

## **SPECIAL PROJECTS - SKIP KETCHAM**

Shutoff valve for the campground - estimated price \$400.00

Sewer plant issues

Tree trimming - no permit required.

Landfill prices may double.

Stop spending money - got to be frugal

Still have to replace galvanized pipes as they break - deal with them as they happen - same as sewer blockages.

Kids in the pool after dark

Campground issues - sidewalk, pavilion.

## **STANDARDS - J. VLEUTEN**

### Standards

A-41      D-52  
D-52 - carport on easement  
D-75

### PERMITS TO ISSUE:

A-14 -Shed	A-40 –repair shed
B-9 -patio pavers	B-14 - driveway pavers
B-19 -new roof	B-35 –new roof
B-45 -repair porch	C-7 - new park model
C-44 - repair steps	D-14 - new shed, carport, 200 amp service
D-62 - new deck	

## **WATER/SEWER- P.VOGEL**

The sewer plant is recovering - should be back to normal in a few weeks. Ponds are high. Will check into lowering them. We must conserve water. Wells are doing fine.

Dick Vogel made a motion to retain Eric on a month to month basis.  
Motion was passed. 7 ayes - 1 nay

## **COMMENTS FROM THE PRESIDENT**

CAMPGROUND STORAGE: Casey Bunce had a question at the workshop regarding his trailer that is being stored in the campground storage area. He wanted to know if he would have to move it. Yes, it will need to be moved and stored in the maintenance area. We also have 3 other condo owners with items up by the fence. They will have to be moved as well. The maintenance area is secure and yes at times the gates are locked. That's a safety feature for you. I spoke with Nancy Lyon who has a trailer stored in the maintenance area. Granted she and her husband didn't like the idea at first of not having 24/7 access either, but they don't use it often and have always gained access when they needed it via a maintenance person. In our Campground Guidelines, that are given to every camper, it states "Utility trailers, car dollies, etc must be put away. These items must be at the upper end of the campground along the fence behind the store." It would be ideal to have these moved by next Tuesday because Wednesday is Raking Day. If you need assistance, let me or Marlene know. Thanks!

Unpaid Secretary -1 have heard some comments about our secretary not being paid. I have researched 718 which says "Unless otherwise provided in the bylaws, the officers and members of the board shall serve without compensation," Our bylaws prior to July, 2007, stated "All officers shall act without compensation." In July 2007, we amended our bylaws by sending out ballots to all members. We were in violation of our bylaws because we were paying our



Secretary & Treasurer and it stated that we could not. The bylaws now read, "All officers, with the exception of the Secretary and Treasurer, shall act without compensation." They do not mandate that we pay the Secretary & Treasurer nor does it state that we shall pay the Secretary and Treasurer. The bylaws allow us to do so now.

Campground Committee - "I would like to re-establish a Campground Committee. I want the committee to look at several items: Campground storage rates, not for this year as documentation with current pricing has already gone out to the campers, but to be prepared for next season; rules/guidelines, campground hosts." I believe that since we had a rate increase in May, 2008 for the daily, weekly and monthly rates, they should remain stable for the next season, beginning May, 2009, especially with the economy today. The committee could look at rates for May, 2010.

MOTION - by Sallie Dunning "I move that we re-establish a Campground Committee in order to look at camp site and storage rates, rules/guidelines and hosting." Approved unanimously.

I have a couple of items that were brought up at the Workshop that I will follow up on or delegate:

-Pool sign CLOSES AT SUNDOWN -Striping of area under Floatation Device, so not to block it -  
Wooded buffer zone - checking with the Fire Marshall - what are his thoughts on clearing it somewhat?

## MEMBERSHIP DISCUSSION

Len McClay questioned the level of the sewer ponds. Dick Vogel agreed to get permission to lower the pond.

Lanette Johnson consented to head the Water Saving Committee.

Linnea Clayton questioned the Board of Directors regarding "being fired" from her previous position as secretary to the Board. President Sue Flanagan responded to the fact she had been delinquent in her condo fees, the 718 statutes state "A director or officer more than 90 days delinquent in payment of regular assessments shall be deemed to have abandoned the office creating a vacancy in the office to be filled according to law".

Meeting adjourned at 11:40 am.

Respectfully submitted,  
Jo Jones  
Secretary