

**CAMPER'S HOLIDAY ASSOCIATION
BUSINESS MEETING
APRIL 23, 2009**

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

ROLL CALL: Present: Norma Champagne, Marlene Cleaves, Sue Flanagan, Shirley Harris, Jo Jones, Skip Ketcham & Dick Vogel. Absent: Sallie Dunning & John Vleuten.

MINUTES: Were approved as mailed to the membership.

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

COMMITTEE REPORTS

BEAUTIFICATION - SALLIE DUNNING (read by Jo Jones)

First I would like to thank all of those volunteers who came out and helped clean up the park on March 25th. It was much needed.

Again it seems I say thanks a lot but I can't do everything myself, so thanks to Linda Gordon and Sue Flanagan for helping with the stones out in front of the Rec Hall; it now looks nice and clean and neat.

There were two \$30 dollar donations that were turned into Ray. Thank you to those people, you know who you are.

I am looking forward to this Fall and more improvements to the Park.

LOT TRANSFERS - TOM LIVECCHI

Lot A-5 has been added to the list of lots for sale (Hentschel)

Lot D-74 from Busse to Harry Singleton

Lot D-78 from Virginia Wood to Don & Margaret Palmer

POOLS - ONALEE LAKINS

No news for the pool.

I want to thank Diane Filion for doing a wonderful job with the pool and all her helpers.

Also, thanks go to Robert and Illene Wortman and their family for taking down the weather panels and storing them.

Also, thanks again Robert for taking the chairs and having them all redone. They really look great and also thanks to Gary Lyon for furnishing his trailer for transporting the chairs. Thanks Guys.

WATER COMMITTEE - LANETTE JOHNSON

To contact: Water Hotline 1-800-848-0499

Code Enforcement - Water - Robert Stone 754-4056

“Hand outs” on information will be given out in the fall.

MEMBERSHIP ANNOUNCEMENTS

Myrt Hentschel passed away. Myrt was a long time resident. Please keep her family in your prayers.

A prayer was said by the membership for Jim Hawes who is undergoing surgery today.

Hank Meylan will be our Sergeant at Arms.

Treasurer - Ray Logue - Comments:

I would like to bring everyone's attention to the fact that there is a drop box at the office. It is located on the east side of the building between the windows and the door leading in to Granny's Closet. This drop box can be used by everyone to drop off their condo fee check. No need to put them in an envelope, just make sure your Lot Number is written on the memo line.

I would also like to bring to everyone's attention that when we send out late fee statements it is expected that the \$10.00 late fee will be remitted when paying the past due condo fee.

I do not send out statements until after the 5th day of the month so if I haven't received your check by that time, it is late and the fee is due.

CORRESPONDENCE

Due to the large quantity of correspondence received, the following complete letters and replies have been attached to the minutes:

1. “Rumor” letter/reply Pat Ketcham - Jane Berry
2. Why our records are being allowed out of the country? - George Newberry
3. Questions/reply - Frank & Lynn Swan
4. To Southwest Florida Water Management on information regarding toilets using less water - President Sue Flanagan (letter originated by Dick Vogel)
5. Thank you note from Joan Hutchinson
6. Thank you note from Dorothy Rowswell
7. A note/reply - Una Grooms
8. Letter/reply regarding posting of notices
9. Letter/reply regarding storage of RV's for campers

BOARD MEMBER REPORTS (old & new business)

RV STORAGE, RENTALS & TREE PERMITS - N. Champagne

RV Report: 1 - Renewal for Site #32 was completed for 2009.

Red Permits for Lot #D-79 from April 7-13, 2009 visitors.

Red Permit for Lot #C-61 for personal use, from April 9-14, 2009.

Red Permit for Lot #C41 for working on unit, from April 5-17 until he leaves.

Many units have left for the season. Renewal starts again for 2010. Thank you for all your co-operation for this season. Ed Lakins will be R.V. Storage Chairman in my absence.

Rental Report: Authorization for occupancy of a unit/site in the condominium area of Camper's Holiday.

Unit D-61 occupancy April 18 through May 10, 2009.

Unit D-10 occupancy will not begin until 2010, will OK then.

Tree Report: B-26 Oak tree-dead. OK from Chris Linsbeck, Hernando County. I gave owner a permit from Camper's Holiday. Owner has a copy from me.

A-02 Tree on line of Camper's Holiday RV Storage. Standards will have to check the fence. I wrote a letter to owner and he understands the problem. Camper's Holiday does not have any money to do this. Before I took over I was told that they spent approximately \$3,800.00 for tree removal. There is no designated money for trees in budget.

D-06 Tree on common ground. Mr. Vic Heisler, Hernando County looked over the tree for me April 16, 2009. The Oak tree is OK, however it needs trimming. Owner was present when it was checked out. Another project for next fall. No money at this time.

A-47 Vic Heisler, Hernando County check all trees in question. Owners have gone back home. I have written them a letter and they can decide who and when they want trimming or cutting tree down...Vic gave me a lot of information about trees, what to look for, etc.

B-40 Vic checked 2 Pine trees and 1 Palm tree. One Pine tree healthy, the other not. Palm tree not healthy either. Vic explained to owner he was there to help me out, being new at this job. He told owner I was the person to give the OK for these trees to be taken down. I am representing Camper's Holiday, according to the Blue Book. I talked with Mike, of Skipper's Tree Service, explaining that the owner has to come to me for the Camper's Holiday tree permit. Owner refused, no permit was signed. Owner doesn't understand that there are rules of this park and I am doing my assigned job. I also wrote the owner a letter, copies to Sue Flanagan, President, Hernando Development Services and Skipper's Tree Services.

While I am gone, Marlene Cleaves will cover Trees.

WATER /SEWER PLANT - Sue Flanagan

I have relieved Dick Vogel of his Water/Sewer responsibilities. As he no longer has any duties, there will be no reports forthcoming from him. He has attempted to have a "new" March report put in as an addendum to the April minutes. When I asked at both the Workshop on April 20th and our Business Meeting on April 23rd, there were no corrections. Therefore, the minutes were "approved as mailed to the membership". In addition, at the March business meeting, it was motioned and approved to get bids for our facilities. Mr. Vogel does not have the the association's best interest at heart when seeking bids.

I am now overseeing our facilities. Keep in mind that Eric Karl, our licensed operator comes in here daily with a weekend check on both the wells and sewer plant. He is responsible for both, so rest assured that nothing will fail. I spoke to Eric on Saturday and explained that I was overseeing the operations. He will contact me with any issues. I also touched base with Eric yesterday. Things are going fine.

This past Friday, I called Mark Wilson, Environmental Specialist for drinking water, I have spoken to Mr. Wilson several times over the last few months regarding tests that need to be done in 2009. He directed me to our specialist for wastewater, David MacColeman. I called Mr. MacColeman and spoke to him. I told him we were in the bidding process for our facilities. He provided me with a reference, the name and number of another licensed operator.

David Kingsbury, who works for the Brooksville Utility Company, came out this past

Friday. He provided us with 2 bids; one to completely care for our facilities and the second will be the cost for his care with our assistance. We also had Florida Utilities come out last week to talk about providing two similar bids. Marlene will contact the person whose name was given to us by the DEP.

Keep in mind that quality sometimes comes with a little higher price tag. We will look at other qualifications too, i.e., insurance, track record, etc.

ACTIVITIES - Sallie Dunning

Since the last meeting we had a Golf Dinner, 3 Bingo Dinners, 1 Ice Cream Social, 1 Breakfast and Easter Pot Luck.

The floors in the Rec Hall have been stripped, waxed, and buffed, and the windows washed. I have cleaned the kitchen, and shut down the freezer and one refrigerator. I have left my responsibilities to Jo Jones and Cathy Rosa for the summer months. Hope you all have a good Summer see you in the Fall.

FINANCE CHAIRMAN - Shirley Harris

Have had a busy month with condo fee's coming in.

Also have been keeping eyes on our spending. We are doing well in that area. Need to be sure we keep within budget. Have asked for some projected work that I have heard might happen. Haven't received any info on them. Would appreciate any input I can get on this matter from the board.

Seeing that finance is a big part of any bids we receive, when available would like to see them. The one I'm thinking about now is the sewer bids. Have we received any?

Did some investigation on the laundry service that want to do business with us. I believe Sue is planning on discussing this today. Have money figures on this:

	REVENUE	EXPENSES
2005	\$8,418.00	\$ 537.00
2006	7,554.00	761.00
2007	7,828.00	1,034.00
2008	408.00	224.00

Laundry income from March 19th thru April 4th - \$1,536.50. With another pick-up planned for this week.

BUILDINGS/GROUNDS - Marlene Cleaves

Good Morning. As a reminder trash pick-up will be on Mondays only beginning in May.

Campground

As most of you know the winter campers have gone back north. The campground is in need of a good clean-up. Some faucets need changing and a new shut off valve put in. Pot holes need to be filled.

The Walmart, Aluminum Can and Construction area received a well needed cleanup.

Pavilion

The ceiling has been finished, it was installed and painted.

The emergency light/with exit & exit signs have been put up.

Fire extinguisher has been moved to the location next to the door as requested. Mr. Roberts, (the Fire Inspector) signed off on the pavilion, he was very pleased. He said the work we did solved all our problems and we could now hold parties, weddings or whatever we wanted to have there. The cost for this work was a little over \$700.

5 YEAR PLAN

As I stated in my last report a projected five year plan was drafted to serve as a guide and can be updated as required. Back in April of 2003 there was a 4 year project plan drafted. Some of the things that were looked at were:

The exterior steel doors on the Rec Hall need replacing (they are rusting out badly).

Updating the electric, water and sewage in the campground.

Patching and resurfacing selected roads.

Replacing electric pedestals.

General

As you know by now we are down one maintenance person. I want to thank Charlie Swansey for covering the plant and the well in Tim's absence. I would also like thank Duane Cleaves for helping Charlie with the pool when he was available.

The old blocks that were in the maintenance area were taken to Thunderbird and dumped.

On 4-1 Mr. Roberts, the Fire Marshal Inspector, came in. I took him to the bath houses and the Rec Hall. He was very satisfied with everything and signed off on all required corrections.

On 3-19 Hernando Fire & Safety Equipment finished up with all our fire extinguishers. They were also here on 4-3 to do their annual service on the Ansul R 102 Fire System, they replaced two fuse links. We tested OK.

There are several things currently being evaluated for replacement. They are: the truck tarp, tires for both leaf wagons, tires for small garbage wagon & golf cart tires.

The latches for the back doors and the right bottom hinge in the rear door of the truck have already been replaced. Thanks to Gary and Linda Gordon.

The broken pump valve that caused the injury to Charlie Swansey was replaced.

Thanks to Don Lewis and Richard Waterman doors have been put up to contain the Troop donations and the cleaning supplies in the Rec Hall.

Thanks to Gary Gordon, Bob Tanner & Rich Dunning; we have new ceiling fans in the Rec Hall. We can thank Sallie Dunning for supplying the money from Activities for this project.

On 3-17 we had a line plugged at D-68 that was taken care of.

On 3-28 there was a water break at D-20. We first shut down the entire park then found out there were shut offs for D section. After restoring service to the rest of the park the repairs were made and finished by 11:30 am.

Two new water faucets have been purchased for B&F bath supply rooms, the old ones were shot (rusty).

On 4-9 I spoke to Ron Shaw and asked him if he would look at the outside light at the bathroom (women side) because it was not coming on at night. He checked and found a disconnected wire. It was fixed by Ron and is now working.

All the exit lights & signs are done now.

Lights at the pool are working. They are set to go on at 7:30 pm and go off at 9:15 to 9:30 pm. This gives the person locking up the chance to walk around the pool area and do a visual check to insure nothing is out of order.

I'd like to thank Robert Wortman for donating Fire Extinguisher & No Exit signs to the park.

Thanks go out to Ilene, Ray and their families for taking down the wind screens at the pool. Duane Girard and other volunteers tore down a carport small shelter and sold a shed; they donated that money towards the ceiling expense in the pavilion. Once again I cannot express enough "Thank Yous" to the volunteers, both condo and campers, who came forward to help accomplish these tasks. The donations of time and talent have saved the park a lot of money.

SPECIAL PROJECTS - Skip Ketcham

We had to replace inch and a half valve and pipe in the pool pump pit (discharger line). We have a lot of residents who do lawn care and live here year-round. I move that in order to free up our maintenance men, we get bids for lawn maintenance of our common grounds. In the summer, this is a full time job in itself and leaves little time for our maintenance men to be working on other projects that need to be done.

We had a water break at D-20 at 7:30 am, Saturday March 28th. The park was shut off for 1.5 hours. Tim called and told us the shut-off in D section was working and told us where it was, so we were able to turn all but D section back on until repairs were made. This event underscores the necessity to dig very carefully in your yards so you don't cut into water, telephone, and cable lines which Camper's Holiday is full of.

On Tuesday, April 7 replaced a faucet in F laundry.

On April 17 repaired a water line, installed a new valve.

On Monday, April 13, Cliff Wolfe repaired a washer in F section. There was a malfunction in the pump. His charge was \$50.00 that included the service call.

Gulf Coast removed and replaced the electrical riser at the pool bathroom Wednesday, April 15. The cost was \$398.16.

Dick, Charlie, and I repaired a compressed air line at the sewer plant, which supplies oxygen to the bugs.

I issued a permit to A-25 for pavers (small patio).

Sue wanted me to look into a laundry company that would pay us \$1,000 for all of our laundry equipment, put their own machines in, collect the money, and give us half. We would have no control over what they would charge. Last year our laundries brought in \$8,408.00. Expenses for repairs were \$224.00. I feel this would not benefit us in any way.

Amerigas is coming to set posts to protect their propane tanks.

I would like the board to revisit the Blue Book rule about privacy fences around patios, like lattice, etc.

COMMENTS FROM THE PRESIDENT Sue Flanagan

First Aid/CPR Class - I want to thank Leona Thompson for taking charge and thank the volunteers who are now certified or renewed their certification.

Campground Committee - members are: Norma Champagne, Linda & Gary Gordon, Lenny McClay, Hank Meylan, Linda & Bob Tanner, John Vleuten, and Dave French and Judy Olah, both campers. We met on Mon April 13. I distributed the current campground pricing, our rules/guidelines, and the storage form. Team members will review the documentation and be prepared to meet again in Nov.

Campground - We had a returning camper come in in Nov; he paid \$400 and he left. I'm

not exactly sure why; his camper and truck were sitting on his site; I attempted to reach him via phone but both Rhode Island #s were disconnected; I attempted his cellphone and got a recording that he was unreachable; I contacted our attorney to check on our liability. On April 4, during the night, someone drove off with the truck and trailer. We checked the security camera and did not have a good picture of him. There had been a detective agency out here trying to repo his motorcycle, but it was not here. It was not the detective and we think it may have been the guest. Whatever the case, if he had been paying the full rate from Nov-Apr, subtracting the \$400 he did pay, he owed us \$1,575 plus \$79.67 for his storage in 2008.

We had a similar case on another site, but the guest had to leave due to medical reasons; his camper was left on site and we charged him storage only. When he got back here earlier this month, he came to speak to me. I explained that if he was paying for storage, we had the right to move him off site to allow for another full paying guest. If he was paying full price he could stay on site. He understood completely. Had he been paying full price, we would have gained \$2,035.00. He plans to be with us until the end of May then put his camper in storage, with the understanding we may move it and he will be back in November.

Wi-Fi - I understand that the antenna in the Pavilion cannot be fixed. Brandon from Velva Darnell is going to provide us with a cost for a similar antenna and another option.

At the March meeting there were 3 items that I was following up on:

Pool sign changed to "CLOSES at SUNDOWN" - since we have the light now, we do not need a new sign -ISSUE CLOSED.

Striping of area under Floatation devices, so not to block them - Skip owns this issue - this is PENDING

Wooded buffer zone clearing it; Fire Dept will not have a truck stand by for controlled burn; suggestion to contact Agriculture Dept or US Forestry - PENDING

Karaoke machine - I was approached by Michael Roche who wanted to know if I knew that there was a K machine in the Rec Hall. I was not aware. He proceeded to tell me that he was interested in purchasing the unit. He said it was a stand alone unit and did not have the monitor, microphones or tapes to go with it. To purchase these items could be costly. He said that Pat Ketcham purchased it at a yard sale and he would like to buy it and make a donation to the Activities Fund. I said I would check it out and get back to him. I spoke to Skip, he said it was either on the stage or next to the stage. Sallie and I checked it out. We could not find the associated items, so I e-mailed Pat. Her response was, "George Newberry had a yard sale and was selling it - we bought it as is - thought it would come with accessories but it didn't -only paid \$35 - didn't have time to do anything with it. There is no record of the sale as Skip and I donated it to the park". I felt Pat's answer was OK - grant Mr. Roche's request because we did not have the accessories. Mr. Roche donated \$110 to the Activities fund.

Laundry Leasing Co. - To clarify any misunderstandings, I thought it was in the best interest of the association to investigate this, no more, no less. The company was going to upgrade all our machines and service them on same or next day, at no charge. They wanted

half of our intake. However, contacting references and finding info via the BBB and on line, proved inadequate.

I will be back in early November. That is when I plan on having our next workshop and meeting. Have a safe and happy summer. See you when you return.

The President opened the floor for Membership discussion:

Dave Fleischer submitted the following memo:

“Marlene Cleaves has assumed control of the laundries by reasoning that they are on common ground. She is also First Vice President. She is in charge of Maintenance and now in charge of Water and Sewers and according to our Blue Book now in charge of two of our Employees while we have two duly re-elected members of the Board, Skip Ketcham and Dick Vogel assigned as members at large. Madam President: Do you see a problem here? I do!

The function of this Board of Directors is to Operate our Park under our Bylaws and Covenants in as financially sound, and efficient manner, not to inflict revenge for unfounded perceived shortcomings of prior Boards, Officers, Board Members and even Employees”.

Response from President: As she had stated in her Water/Sewer report, she was overseeing the plant. Also, Dick had been relieved of his duties there and Skip is assigned to Special Projects.

John MacDonald voiced once again his displeasure regarding Skipper Tree Service.

Response from President: The issue has been tabled.

Pat Ketcham questioned Marlene regarding granite, stones, etc. for campground.

Marlene responded that no decisions had been made as yet.

The issue of paper work being taken out of the country is still pending due to two conflicting answers received.

Clyde Banks claimed he has heard about the 5 year plan, but wanted to know what the work plans for this summer would be.

Marlene replied she intended to accomplish many things if funds are available.

Question was asked if Trees would be in the budget for next year - the answer was yes
Trees would be in the budget.

Dick Vogel once again complained that his report didn't appear in the March minutes because the “rules had been changed” and the secretary was at fault for not typing his up from the tape recorder.

Duane Girard, long time resident and past president, responded to Dick that it was always the policy that the Board Member submit their report at the end of every business meeting.

NOTE from the Secretary:

As per Robert's Rules of Order. Newly Revised, 10th Edition, pg. 444:

“The use by the secretary of a tape recorder can be of great benefit in preparing the minutes, but a transcript of it **SHOULD NEVER BE USED AS THE MINUTES**

THEMSELVES”.

Meeting was adjourned at 11:06 am.

Jo Jones
Secretary

3-30-09

Camper's Holiday Board of Directors
2092 Culbreath Rd.
Brooksville, Fl. 34602

Attn: Susan Flanagan, President

As all of the board members signed affidavits stating you have read and understand 718, our bylaws and the blue book, I'm sure you are aware of the statement on page nine in the blue book under "Responsibilities of Owners Under "Essentials", statement 5 which says "Bring your problems and concerns to the Board of Directors. Do not spread or listen to unconfirmed rumors". For this reason we felt it essential to bring these matters to your attention:

As usual rumors are flying and the best way to handle them is communication with the residents and address them outright. By sending this letter to the board we are confident it will be read at the workshop and board meeting in April and discussed.

Rumor has it that a lot of money is going to be spent on cosmetics for the Campground and you will be asking for a special assessment to supplement the expenses we just can't cover. From what we understand the amount could reach or exceed \$10,000.00. We well know that the campground infrastructure is in dire need of work, which money has been budgeted for, (\$10,000.00 for electric, \$10,000.00 for sewer). Back in March of 2004 there was a special assessment for \$45,000.00... \$30,000.00 to be used to upgrade the electric is the lower F section and to replace water and sewer lines in the same area, the remaining \$15,000.00 to be used for replacing the pole barn which turned into a steel maintenance building. An undisclosed amount of the money was taken from F section funding and went to the building. As a result only 16 sites are now with 50 amp service And 12 sewer lines were finished. We're sure Norm States will correct us if we're incorrect with our figures.

We don't think the new ceiling and roof shingles for the Pavilion fall under this category. Marlene Cleaves mentioned at the last meeting a five year maintenance plan she and Norm States came up with...can she give more details on this and the cost factors involved? And why was Norm States involved with this plan and not the rest of the board?

There is also a rumor that you are considering hiring a park manager. If this is true can you tell us why and have you looked into the cost factors?

Rumor has it the sewer plant will be completely hired out and consist of three employees. If so at what cost?? And where will the money come from? W* feel any decisions on bids received should be curtailed until the fall when residents can have an input into the decision made. Since it has been running smoothly under the watchful eyes of Dick Vogel and Eric, we see no reason the decision has to be rushed.

Another rumor has it that the office has become a social gathering place. As you stated, Camper's Holiday is a business and as you want it run as one, it might be worth considering asking this group to meet at the clubhouse for their gatherings.

It has been rumored that two unauthorized people were cleaning the pool recently...By the time this letter is being read we realize the situation has more than likely been rectified, but unless we want the pool shut down it's important this action isn't repeated.

Excerpt from Florida Administrative Code, Chapter 64E-9: Public Swimming Pools and Bathing Places

64E-9.018 — Public Pool Service technician Certification. An individual who services a public pool by maintaining the cleanliness, water quality and chemical balance of public pools shall be certified. To be certified an individual must demonstrate knowledge of public pools. Examples of such knowledge include: pool cleaning, general pool maintenance, make-up water supply, bacteriological, chemical and physical quality of water and water purification, testing, treatment, and disinfection procedures. To ensure that the pool technicians are knowledgeable, said technician shall attend a training course of national recognition that is approved by the department of at least 16 hours in length and shall pass a test acceptable to the department. Certification is conferred upon an individual and is nontransferable. Certification does not imply any licensure and specifically not that of contractor as regulated by the Department of Business and Professional Regulation under s. 489.105 (3) (j), (k), or (l), F.S. A certified pool technician may not affect the structural integrity of the pool or equipment, and shall not delegate work to others, including employees, that are not themselves certified under this section, or otherwise exempt from this provision per 514, F.S.

A letter was read at the last board meeting about the computer that was donated By the SOP Group...who exactly is the SOP group and who are their members? Shouldn't the letter have been signed by its members, or at least the head of the group? As we recall they were asking for donations last year to help pay for their legal fees...was any of this money used to purchase the computer??

We realize this subject has already been discussed, but a question has come up... In our

bylaws, page 12 ,1V #1 "All officers, with the exception of the Secretary and Treasurer, shall act without compensation" (revised and recorded July 19,2007)... as the president has changed the Secretary position to an unpaid volunteer position, does this mean we need to change our bylaws and have our residents vote on this change?

We realize a lot has changed since Jo Jones was secretary in the past, and the job entails a lot more than it used to. IF the rumor is true that someone else is doing her work for her perhaps her position as secretary should be reconsidered, But only if the rumor turns out to be true.

A security system was installed to keep track of who was coming and going into the sewer plant and the maintenance shop area and is a necessary part of our security for our infrastructure. Can Marlene explain why she had Gary Gordon box it in so it can't be used and there is no way of recording any activity that is going on in that area??

Apparently this isn't a rumor, as it was heard by several people that Marlene Cleaves is going to charge campers for moving their units into Storage.

We went back over the minutes of the last meeting and this matter was never discussed. This extra cost is not on the RV Storage form, and as it hadn't been disclosed we can't see how this move can be legal. And what about the liability factors?? We were under the assumption we wanted to cater to the campers, not drive them away. And shouldn't this be a

Board decision or has the Board given Marlene Carte Blanche to do whatever she wants? And why do reservations have to be in by March 31st?

On page 16 of the blue book regarding the sewer (Waste Water Treatment) Plant..."The chairman (Dick Vogel) is to be consulted on ALL MATTERS Pertaining to the sewer plant, sewage system including the leach field and the water system." since Dick is back on the board in this category does that mean Marlene no longer has reason to involve herself (or others) in regard to the plant? And if she has still involved herself has she been doing it in cooperation with Dick? And if not, why? Has she had unauthorized people at the plant?

We have the good fortune to have two very good and dedicated men working in our maintenance department. They are also owners, and hopefully are being treated with the respect they deserve. We're sure the rumor of someone sitting and watch dogging them while they work at the pool and stalking them on their other jobs couldn't be true...I mean...we're all adults, right??

In closing, in the election brochure that was handed out, some of the pledges five of you made read as follows:

Follow the requirements of Florida Statute 718

Follow Camper's Holiday Rules and Bylaws

CONDUCT ASSOCIATION BUSINESS IN OFFICIAL MEMBERSHIP MEETINGS!!

IMPROVE CAMPGROUND MANAGEMENT (Does this include public

Relations??)

USE COST ANALYSIS TO DETERMINE THE MOST EFFECTIVE WAY OF OPERATING ALL ASPECTS OF CAMPER'S HOLIDAY

(Does this include the cost of the "five year plan" and your proposed changes for The sewer plant??

You should also have added "COMMUNICATION WITH THE REST OF THE BOARD MEMBERS AND WORK AS A TEAM, AND KEEP THE RESIDENTS INFORMED OF YOUR PLANS.

One more question...as Marlene took it upon herself to call in White Septic & Florida Water & Sewer, even though we still had Eric working for us on the Sewer/Water plants, who is going to be responsible for the cost of this? Us? Marlene (and Sue, as she was the only other board member that knew what Marlene was doing)?

As per 718.111(d)

An officer, director, or agent shall be liable for monetary damages as provided in s. 617.0834 if such officer, director, or agent breached or failed to perform his or her duties and the breach of, or failure to perform, his or her duties constitutes a violation of criminal law as provided in s. 617.0834; constitutes a transaction from which the officer or director derived an improper personal benefit, either directly or indirectly; or constitutes recklessness or an act or omission that was in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property.

We'd say dang near shutting the sewer system down could be a bit of a safety issue.

Respectfully Submitted,

Pat Ketcham C38

Jane Berry C22

April 10, 2009

Dear Pat & Jane,

Thank you for your letter dated March 30, 2009. Yes, I am aware of page 9 in our blue Handbook. I appreciate the opportunity to dispel any rumors and answer your questions, since it will be awhile before our next workshop/meeting. Remember that only our By-Laws and 718 are enforceable and the blue Handbook contains guidelines for the condo owners.

Let me address your concerns one at a time.

The first is “a lot of money is going to be spent on cosmetics in the campground.” I am unsure of what you mean specifically by “cosmetics.” I concur that there is a need to continue upgrading to metered sites and replacing sewer lines. We are fortunate to have some meter/pedestal equipment already on hand, which was no cost to Camper’s Holiday. We will look at the budget and do what we can do now, with more to follow in coming years.

Let us not lose site of the fact that the campground is a major source of revenue for us and we would be remiss in not doing everything we can to promote continual improvement to protect and maintain that business. In addition, I personally met with many of the campers on Sunday, April 5. We have been negligent in not letting them have a voice in the campground. They have been without any type of representation for their concerns since October, 2008. I have assured them that we will meet with them in January of 2010, as we have done in 2008 and prior years. I have 2 volunteers from the campers to serve on the Campground Committee which the Board approved to reestablish at the March, 2009 business meeting.

I cannot comment on the \$45,000 assessment in 2004. Yes, \$45,000 is a lot of money and when divided among the 300 home owners it equals \$150, which equates to approximately \$10 per month. My suggestion on comments from the past is that they be directed to the source.

Let me clarify the ceiling in the Pavilion. The Fire Marshall gave us a choice on whether to put in a ceiling or cover the wiring in conduit. The ceiling was the cost effective solution. The labor was done by volunteers so there was no labor cost to Camper’s Holiday. The materials which cost ~\$900 were covered by donations in the Campground Fund. The Pavilion roof is still a pending project.

A five year plan began in 1999, but was abandoned. It is being looked at again to determine what projects can be completed over the long term, with a limited and closely watched budget.

Hiring a park manager is not my intention. I feel it is cost prohibitive and we are not now nor have we ever been in the market for a park manager.

Regarding the sewer plant, we are still in the process of getting the two other bids, which was motioned and approved at the March, 2009 business meeting. Yes, there has been discussion of a contractor having total responsibility of the sewer plant. I cannot provide you with costs until we complete the bidding process. At that time we will consider all bids, what the bidder recommends, costs, etc. In addition, we would like to get to the point where we can feel comfortable inviting all bidders to come to a workshop and present their bids. In order to accomplish that we would need to have the commitment of the entire audience, including board members, to treat our potential vendors with respect and not have them verbally attacked.

As far as rushing a decision, we are in no hurry, but cannot help being concerned when we have had two licensed waste management professionals comment on the conditions of our

sewer plant. We owe it to ourselves to look at the whole picture.

Regarding the rumor “that the office has become a social gathering place.” I know of five people waiting to take a conference call at the office. I know of two occasions that the copy machine was not working properly and there were additional people at the office. One of those times, I asked two former Xerox employees to take a look at the copy machine, which they fixed, avoiding a service call. If I were to address every comment received about groups gathering around this park and try to explain what they are doing, I would do little else than add fuel to the rumor fire.

At the time that Tim Clayton was injured, we brought in 2 people to assist with cleaning of the pool. These volunteers did not alter any chemical make-up of the pool. They did not do anything different than our other maintenance man may have done. As you know, Duane Cleaves is assisting with the pool now since his certification is still intact. We obviously need more than one certified person in this park to preclude us from being put into a situation like this in the future. It is my understanding that the previous board sent more than one person to the pool certification course.

The SOP group is comprised of concerned owners in Camper’s Holiday who have been working to promote change. It is not my intent to furnish you with a list of those who donated time, talent, or money to that cause, as I do not know the extent of the membership. They know who they are and if they care to share their level of involvement with you or anyone else that would be their decision, and may come as a surprise in some cases.

No one is doing the work for Jo Jones. If what sparked this rumor was people helping her merge computer files that were given to her during the transition, let’s talk about something worth our time. Just like many of the new board members, we are in a learning process and who does not need a helping hand once in awhile.

A security system was in fact installed to keep track of the areas you described and we agree it is a necessary part of our business. The rationale for encasing it was to protect it from being altered. There is no security involved when tapes can be stopped, rewound or erased. The recording of activity is working the way it always has.

The campers were told that all units would need to be on the pads, as per our Campground Rules/Guidelines. When asked if we would move them, they were told that we would prefer not to, but if we did, there might be a small charge for that service. This is nothing new as the park has offered and charged for the service for many years. We consider it supplying a service to the campers because if they had an outside firm do it for them, it would be more costly.

In late March, three of our campers asked me about getting their reservations confirmed for 2009/2010 before they left the park in early April. One in particular had been given three different site numbers prior to arriving here in January, so he did not want to wait until June (which is the normal process) to receive his confirmation. All but 2 or 3 of the returning campers had made their reservations and their sites would not have conflicted with the three that asked me for their reservation confirmation early. I asked Linnea to print out those 3 that wanted theirs prior to leaving. I felt that this would improve the

process if we could do it now. In addition, Linnea went ahead and printed out the rest of the reservations as well, thus speeding up the process.

After the election, I asked Mr. Vogel a number of times to be responsible for the sewer plant and wells. He refused, and you heard the letter he read at the March workshop. He stated that he was “stepping aside” from the sewer plant duties. From March 2 to March 16, when he finally agreed to take responsibility for the sewer plant, I asked Marlene to cover for him. Also during that time, Florida Utility Group LLC, who had purchased Gator Water, assigned a new licensed operator to Camper’s Holiday. What you have brought up transpired when that was dumped into Marlene’s lap. As far as cooperation is concerned, it is a two way street.

You are correct; that rumor cannot be and is not true. No one is stalking our maintenance people. I question why we feel the need to have Board members assigned to any function if in fact they are not required to oversee that function. Whenever I assumed a new position during my career, I needed to learn as much as possible about what my people did. If supervision of a function equals “stalking” in some minds, maybe we are not as adult as we think we are.

I am flattered that you kept a copy of the campaign flyer. I can assure you that I am committed to what I pledged to do. It amazes me that you refer to the five of us knowing that there are nine board members and then talk about team work and communication.

Whites Septic was called at the request of Doug, the licensed operator, from Florida Utility Group LLC. At that time we had no contract with Eric; he was a sub with Gator at one time, but was no longer in their employ. At this time, Mr. Vogel was still refusing his position of responsibility. So “dang near shutting the sewer system down” (your words) could well have happened if no action had been taken. If the licensed operator tells me to call, I call.

I would like to say that I am committed to working diligently to serve the members of this association. I have no intention of letting the rumors that are spread cause problems and drive us to abandon the trust that was placed in us by a record number of votes.

Will there be mistakes made? Possibly
Will there be disagreements? Probably
Will I quit when the going gets tough? Not likely

Sincerely,

Sue Flanagan
President

Board of Directors Campers Holiday Attn: Susan Flanagan
President

This will serve as my last attempt to receive an answer from this board on why we are not in compliance with 718-111 which clearly states the following:

A book or books which contain the minutes of all meetings of the Association of the board of directors and of unit owners which minutes shall be retained for a period of not less than seven years.

The official records of the Association shall be maintained within the state for seven years.

My question is Why are we allowing our records to leave not only the state but also the country?

When I questioned the board on this issue I was accused of "PICKING" on the Canadians. I was even told by a board member to apologize for asking the question. I feel I am the one who deserves an apology for having my concerns go unaddressed.

This board ran for election promising a change from the past unresponsive and "shove it under the rug" behavior we were dealing with and yet I am not in receipt of an answer to my question. All of you have signed a certification that you have read and understand 718 so tell me why it is not being followed.

If I do not receive a response to this I will have no recourse but to make a formal request from Tallahassee to clarify this for me.

George Newberry- D64

April 8, 2009
Camper's Holiday Association
Attention President Sue Flanagan
2092 Culbreath Road
Brooksville, FL 34602

Dear Ms Flanagan,

There are several questions we would like to address before we leave here for the season.

Our first question is under Committee Reports in the March 19th, 2009 Minutes, Why wasn't there any mention about the Annual Flea Market on March 7th, 2009? There were many people who helped in gathering items, pricing them, and baking items for the Bake sale. Then on Saturday morning getting up early to bring all this to the Gate Entrance. It would be nice to know how much was made for the Association this day and where that money will be used. A word of thanks and appreciation would certainly be in order for all the hard work done for this. There was a four line report on the donation of \$50.00 and where it was spent in the same Minutes. Perhaps the Flea Market was overlooked, but a correction would be nice for those who worked so hard.

Our second question is who is the "Save Our Park" group? There should be a list of members posted some place. How does one become a member? Is there a President, a Secretary who keeps Minutes of their meetings and who were in attendance? Who does the group report to? When and where do they meet? When was this group sanctioned by Camper's Holiday? Are there By-Laws required to be legal in the State of Florida? We see they have been acknowledged as an organization in your Minutes of March 19th, 2009.

We are very happy to own property at Camper's Holiday. We are very pleased with all the volunteer help shown by those living in this community. We appreciate all that is done to make things so enjoyable here. We wish to say Thank You to each one of you.

Sincerely,

Frank Swan and Lynn Swan
C-77
Brooksville, FL 34602

April 13, 2009

Frank & Lynn Swan
Camper's Holiday
C-77
Brooksville, FL 34602

Re: Response to your letter of April 8,2009

Dear Frank & Lynn:

I would like to thank you for bringing to my attention of not finding any information on the final results of our Annual Flea Market of March 7th in the March minutes. Unfortunately it was an oversight on the Flea Market committees behalf in failing to give or present a report at the meeting. A report, however, will be forthcoming.

On your question as to who is the "Save Our Park" group. I can only answer the same as I have in my response to Pat Ketcham and Jane Berry's "rumor letter". "The SOP group is comprised of concerned owners in Camper's Holiday who have been working to promote change. It is not my intent to furnish you with a list of those who donated time, talent, or money to that cause, as I do not know the extent of the membership. They know who they are and if they care to share their level of involvement with you or anyone else that would be their decision, and may come as a surprise in some cases".

Please let me know if I can be of any further assistance.

Sincerely,

Sue Flanagan
President of the Board of Director

Flea Market - March 7, 2009

Many thanks go out to all the people who donated items, priced items, and got up very early to get items set up. Also, thanks to those who baked goodies for the bake sale and those who served coffee and donuts, hot dogs and sausages.

Thanks to those who made purchases. Overall, it was a successful day. Our proceeds of approximately \$2,500, were divided among the Beautification, Campground, and Pool Funds.

April 3, 2009

Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604

Attn: Mr. David I. Moore

Dear Sir:

We are a forty year old condominium retirement park here in Brooksville. We have 300 condominium lots and 66 recreational vehicle rental lots. Most of the toilets are the old 5-7 gallon type . We understand that you have a program to help communities such as ours change these toilets to the modern 1 .6 gallon units.

One of our board members went to your location last week to inquire about this. We were told that we would have to make our application through the Hemando County Utilities Department. When we inquired of them, they told us that since we are a self-contained community, without public water, they are unable to assist us.

We would like to know if there is some other way that we could participate in this program. Since we are all retired, living on a fixed income, the expense of replacing these units would be a burden.

We all take our water from the same aquifer so the benefits in water conservation would be just as great no matter how it is done.

Thank you for your consideration

Sincerely,

Susan Flanagan
President of the Board of the Board of Directors

Sunday April 5 2009

Dear President Sue,

I would like very much to thank you for the mention of Ed passing at the March meeting, also for the prompt time in getting the minutes up to us in Canada. I certainly feel that after our telephone conversation about the mess left next door at D9 that we are on the right track with our new board. You will always have a certain group that will hassle, they are the same group that found fault when Ed & I served on the board, consider where it comes from. Keep up the good job thanks again.

Sincerely

Joan Hutchinson
Lot D7

President Sue Flanagan & Campers Holiday Board.

Thank You for your quick response to my question regarding the disposal of trees on the Campers' Holiday "brush deposit" site. I am relieved to have your reassurance that the berming will go no higher. Obviously there will be necessity to dump leaves & brush by Campers' Holiday personnel. - I do hope all further dumping can pile up away from the water side. As I mentioned I realize we are at perilously low water levels, but I have also experienced many floods during the past 30 yrs. Our lot was protected by a retaining wall, built by an original owner, but the erosion to the lot opposite ours, D-26 owned by Deborah Morris, has ~~resulted in~~ ^{resulted in} dramatic loss of soil. I am concerned about erosion in times of high water. (The mixed blessings of

adequate rainfall). Also I must say
 I never expected such a quick Response
 to my laundry dilemma last Sun. -⁵⁰⁵³²⁷Apr 29
 It was Norma Champagne who initiated the
 "distress call" - When the team of Marlene
 & Shirley showed up within minutes - and
 Sue was shortly behind them - I
 thought "No one really appreciates
 how willing to solve problems large or
 small - this Board is - Thank You
 Again." *Sincerely*
Dorothy Rowswell D-39

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From: UNA GROOMS <groomsu@bellsouth.net>
To: SUSAN FLANAGAN <susan_flanagan@sbcglobal.net>
Sent: Thursday, April 2, 2009 1:21:05 PM
Subject: Our Campgrounds

I vowed that I wouldn't get involved with the running of the park. However, many friends have made comments that the long time campers are disgruntled and some will not come back. YOU better take over the reins and run this place properly. I will not be here for the April meetings but wish you would put this on the agenda. Also, if this mismanagement causes our fees to go up, you will see a lot of the condo members' leaving also. As I said in the past: "If it's not broken—Don't fix it". Take heed!!! Regards, Una

From: SUSAN FLANAGAN ()
To: groomsu@bellsouth.net
Date: Wednesday, April 15, 2009 9:38:33 AM
Subject: Re: Our Campgrounds

Una,

Thank you for your concern. I did meet with the campers on April 5 and it will be discussed at the workshop/meeting.

Sue

Charles W. Drago, Secretary

Charlie Crist, Governor

March 26, 2009

Ms. Susan Flanagan, President
Camper's Holiday Association
2092 Culbreath Road, Lot A-68
Brooksville, Florida 34602

Re: Camper's Holiday Association, Inc.
Case No. 2009011213

Dear Ms. Flanagan:

The Division of Florida Condominiums, Timeshares, and Mobile Homes has received a complaint from a unit owner regarding the association's alleged failure to properly notice a board meeting held on March 2, 2009.

The issue described in the complaint is not a matter that falls within the division's investigative authority. Nevertheless, we are contacting the association to provide educational information as allowed for in the Florida Condominium law.

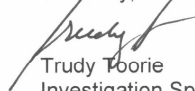
The Florida Condominium law states adequate notice of all meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the condominium property at least 48 continuous hours preceding the meeting except in an emergency.

In addition, we are willing to assist the association in resolving this issue in one or more of the following ways:

- Arranging a meeting between the unit owner and one or more members of your board of directors.
- Attending a meeting of the association's board of directors to provide education regarding the association's responsibilities in this area. This meeting is subject to invitation by the board, with proper notice to the unit owners.
- Providing educational materials to the association regarding this issue. If you have a personal computer, you may view all of the division's educational materials as well as frequently asked questions the division's internet page at: <http://www.myflorida.com/dbpr/lsc/index.html>. Just click on the condominium tab on the left hand side of our home page. If you do not see a publication that you find useful, please contact our office and we will attempt to answer your question.
- You may also contact the Office of Condominium Ombudsman at ombudsman@dbpr.state.fl.us for assistance in resolving your dispute. Recent changes to the Condominium Act authorize the Ombudsman to assist with the resolution of disputes that are no longer within our jurisdiction.

Thank you and please let us know if we may be of further assistance.

Sincerely,



Trudy Toorie
Investigation Specialist II

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4-2-09 I contacted Ms. Trudy Toorie, Investigation Specialist. I advised her that the meeting on March 2 did not take place; that it had been cancelled. She restated what was in her letter, "they no longer investigate board meeting notices." I asked if she needed a response in writing and she said no. I asked if I needed to contact the unit owner who filed the complaint and she said it was not necessary unless it was to respond to correspondence. When I asked, she provided me with the name of the unit owner. Sue Flanagan

To Sue Flannigan, President of Campers Holiday
Re: Summer storage of our RVs.

It is a major concern for us Campers who leave their RVs for storage. Stated below are some of our concerns.

- ① The older we get, the more difficult these tasks become.
- ② When we looked to remain on our sites we were not informed that we would need to move our RV.
- ③ The cost of moving twice yearly and the extent of packing is a major inconvenience.
- ④ The added risk of damage to our units is a great concern to all of us.

We ask that you reconsider that this rule be changed. This decision may determine the return of some campers.

Larry & Rosemary DeGrace
Ray & Solange DeLeonard
Frank & Pauline Sonderegger
Richard & Judy Oloh
Una Mae Blylock
Akeman Blylock
Richard & Barbara Soltas
David & Joan Schaar
Nancy & Leo Williams
Georgette & Barry Binkley
Dan & Peg Bond
Don L. B.
Rita French
Michael Hill
Elizabeth Hill

N.B.

Additional signatures may have been obtained had this letter been initiated prior to their departure.
Two-way communication is vital in keeping the campus updated and informed.
This is our winter residence and we would appreciate the opportunity to meet yearly with the Board.

CAMPER'S HOLIDAY ASSOCIATION
TRUSTEE CORPORATION OF CAMPERS HOLIDAY ASSOCIATION.
INCORPORATED
2092 CULBREATH ROAD, BROOKSVILLE, FLORIDA 34602-6121
PH. 352-796-3707 - FAX 352-796-6232

April 16, 2009

Larry & Rosemary DeGrace
Ray & Solange Bertrand
Frank & Pauline Sonderegger
Richard & Judy Olah
Herman & Una Mae Blaylock
Richard & Barbara Soltis
David & Joann Schaar
Leo & Nancy Williams
Georgette & Barry Binkley
Dan & Peg Bouck
David & Rita L French
Marshall & Elizabeth Hill
Joan Williams Marshall
Nina Martell
Bonnie & Wayne Steeves
Tom & Bev Wright

Thank you for meeting with me on April 5. I appreciate your concerns about summer storage. As discussed, we will look at this issue via the Campground Committee for 2010. I also hope to improve communication for the 2009/2010 season.

I am enclosing a price list which has the current campground procedures on storage and our campground guidelines.

I hope you all have a safe and happy summer. See you in the fall.

Sincerely,

Sue Flanagan
President of the Board of Directors

CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS - February 19, 2009

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A-68 799-8682

1st

VICE PRESIDENT

Marlene Cleaves
B-07 754-1433

2nd

VICE PRESIDENT

John Vleuten
C-62 796-0954

SECRETARY

Jo Jones
C-15 796-5509

TREASURER

Ray Logue
A-12 442-2214

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BLDGS/GROUNDS	Marlene Cleaves	B-07	754-1433
FINANCE	Shirley Harris	C-09	796-1593
RV STORAGE/TREES	Norma Champagne	D-19	799-1457
	Dick Vogel	A-30	799-1322
SPECIAL PROJECTS	Skip Ketcham	C-38	796-6838
STANDARDS	John Vleuten	C-62	796-0954

BOARD – STAFF:

LOT TRANSFERS	Tom Livecchi	A-80	544-5936
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