

Camper's Holiday Association

January Business Meeting

January 22, 2009

MEETING OPENED: 10:00 a.m. by First Vice President John Vleuten

PLEDGE OF ALLEGIANCE & LORD'S PRAYER

ROLL CALL: **Present** – N. Champagne, D. Fleischer, J. Hawes, S. Ketcham, J. Vleuten, and D. Vogel. **Absent** – U. Grooms – Quorum established.

MINUTES: The December 2008 minutes were approved as mailed to the members.

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

COMMITTEE REPORTS:

1. **Beautification** – Sally Dunning

I received \$120 from John and Linda Vleuten from the Christmas decoration sale at the pavilion. Because we really needed new Christmas lights, we talked and decided to purchase them with this money. I went around to all the sales after Christmas and purchased new energy efficient lights at the cost of \$103.42. I have \$18.08 left to turn over to Ray for Beautification.

I am open for any suggestions for beautifying the park. Just leave me a note in my mailbox or I can be found at lot A-67. I am usually around the park.

Thank you,
Sally Dunning

2. **Lot Transfers** – read by Linnea Clayton

The transfer of Lot A-36 from Donna Slater to Jane Richardson and Carol Schell has been finalized. There was one lot sale A-65 from Dante Cicchetti to Robert Butler. There is one sale in process. No new lots have been listed.

3. **Troops** – Gail Cleaves read by Linnea Clayton

We sent 47 boxes this month. Besides the individuals that we send to, there are two hospitals in Iraq and two in Afghanistan we send to.

If you would please get and sign some Valentine's cards, we will distribute them. Please give to Donna at B-27 or to me at C-73. Just put "Dear Friend" on them.

Also, we will be packing at 9:30 a.m. on February 6th. We need more goodies please! If you don't want to do the shopping – we will accept money then we will do the shopping.

Thank you all very much for your continued support.

Donna Mikronis and Gail Cleaves

MEMBERSHIP ANNOUNCEMENTS:

This is the third and final notice of the annual meeting to be held on February 19, 2009 at 10:00 a.m. The names of the candidates are Norma Champagne, Tim Clayton, Marlene Cleaves, Sallie Dunning, Sue Flanagan, Dave Fleischer, Una Grooms, Shirley Harris, Jim Hawes, Jo Jones, Skip Ketcham, Slim Patterson, Charlie Swansey, John Vleuten and Dick Vogel. There will be a Meet the Candidates meeting on Tuesday, January 27th at 2:00 p.m., all the membership is encouraged to attend and hear what the candidates have to say and also an opportunity to ask them questions.

I have been asked to remind everyone of the activities that are still to come in January. On Sunday the 25th at 1:30 there is a potluck, sign-up in the blue book, bring a dish to pass and table setting, there is a \$3 per person donation for the meat. On Friday January 30th there is a golf scramble and dinner, please sign-up in the blue book.

The minutes, treasurer reports and newsletters are now available on the website. Anyone who originally signed up to get their minutes off the website was notified that they were ready to be viewed. If you are interested in receiving your minutes from the website but have not yet registered, please visit the website and register. Once you have done that, you can send an email on the contact page of the website and indicate that you want to get your minutes off the site instead of by hard copy through the mail. Once I receive the email, I can give you owner's rights so that you can see that section, as only current owners will have this access. There are only 15 owners who have signed up. I am currently working on getting the historical minutes on the website but would like some input as to how far back to go. The minutes have been computerized since 2005 and are available for posting.

CORRESPONDENCE:

1. Letter dated January 18, 2009 from Elinore Kay Tippenhauer

Dear Camper's Holiday Board:

First, I want to tell you how pleased I am with changes that have been made at the pool. I recently had a hip replacement and because the pool had two rails that descended into the pool, I was able to use the pool within a month after my surgery. The water temperature has been consistent and the pool has been the cleanest I have seen.

Recently, I found a need to use the restroom at the pool area. I was not able to use the commode because it was too low and it had no grab bars to help me pull myself up if I sat down. Is this the same in all our restrooms? Surely we have others here in the park that need a handicap style commode with grab bars. Would you please look into the possibility of putting this type of facility in our restrooms?

Yours Sincerely,
Elinore Kay Tippenhauer, Lot B-31

2. Letter from Una Grooms, President

As you all know, I was on vacation for the past week, near the end of my vacation I began not feeling well. I called my doctor and he told me to come in to the hospital for some tests. I am happy to say that I am feeling much better and should be home on Friday.

I would like to welcome back Linnea and thank Susie Flanagan for filling in for her while she took a short vacation. I would also like to thank Dick, Skip and Charlie for the wonderful job they did at the sewer plant on Tuesday. Their hard and diligent work saved us a lot of problems. I would also like to thank John Vleuten for filling in for me during my absence.

I hope and pray that all the turmoil during the past year will dissipate in the coming year. The stress and anxiety that I have had to deal with over the past four to five months is directly attributable to my current hospitalization.

The ballot of candidates will be distributed shortly, please review everyone's resume and consider their qualifications before casting your votes. Also, we will be having a meet the candidates meeting next Tuesday, January 27th at 2:00 p.m. and I encourage everyone to attend to hear what each of the candidates has to say. Also, this will be a great time to ask them questions, I hope to see the rec hall packed.

Please be grateful and enjoy the great place we live in.

Sincerely,
Una Grooms

BOARD MEMBER REPORTS (Old & New Business)

GENERAL MAINTENANCE / UTILITIES – Dick Vogel

I want to add my thanks to Skip Ketcham, Charlie Swansey and Eric who is the man responsible for our plant and he works for Gator. We had a situation occur on Tuesday morning, you all know we had to shut the water off. It's only through God's grace that we didn't have a major spill of raw sewage on to the ground. A piece that was originally put in 18 years ago had worked perfectly for all these years had slipped if it had slipped 1/8 of an inch more we could not have stopped the flow of raw sewage out of the plant on to the ground. We held the pipe up immediately so that it wouldn't slip any further. Between us we all brainstormed a way of doing it and by shutting off the water and transferring all the sewage into another holding tank that we were able to accommodate, we got it low enough where we could do the repair. It only took us a half an hour to fix it once we got all that moved. I am very grateful for the men that helped.

Respectfully submitted,
Dick Vogel

BUILDINGS & GROUNDS – Skip Ketcham

Water leaks – it's going to happen today with the cold because everybody didn't let their hot water trickle last night. These PVC pipes break and we here in Florida aren't used to this. There is a problem with the mast at the pool bathroom, it's bent way down and we are going to have to get bids from electricians to get that taken care of.

We had another situation where someone had dumped a great big bucket full of dirt in one of the urinals in C Bathroom. I don't know why in the world we keep having to deal with this type of thing, it is ridiculous. If you are mad at us come do it in our face.

We are having a lot of sewer backups in the campground, we are going to have to deal with the replacement those old tile pipes, you so all need to get prepared.

The swimming pool is now going to be closed at sundown. We have no in pool lights inside the pool and if somebody drowns, nobody would know. By law you have to have in pool lights if it is open after dark.

In reference to Kay's letter, we are working on getting grab bars in the bathrooms for people to use.

Discussion regarding pool lighting requirements – whether inside or outside the pool, also why wasn't this done when we had the pool resurfaced recently.

Result: These are new laws that were enacted the end of last year, lights must be inside the pool which would be very costly for us to do.

Thank you
Skip Ketcham

FINANCE – Dave Fleischer

The external audit performed by Jones & Company is completed and I will give you a summary of their findings. If you would like a copy of the 16 page report mostly numbers, please stop by the gatehouse and sign up for a copy of the 2007 external audit and we will get a copy for you in your mailbox. If you are not in the park, we will mail you a copy upon request. Neither Ray, Ann or myself have ever been subject to an audit before. It was quite a learning experience especially for Ray and Ann. They will be spending a lot of time reworking their filing system in order to be able to make their information readily available for the next audit.

One of the auditors concerns is our reserve funds. While it was not in the scope of this audit, they suggested that we request an evaluation of our reserve funding. Another concern with the 2007 audit was that for the first three months, the gatehouse personnel were keeping records of large amount of checks and cash by hand. In April 2007 we installed the campground software and started taking credit cards. The auditors felt that the use of the computer for record keeping was a great improvement but could not give us a thumbs up for the entire period. Other recommendations were that the Association open up additional bank accounts to keep balances below \$100,000 per account. Currently our accounts with Scudder are guaranteed at approximately \$318,000 and our

account with SunTrust is guaranteed to \$250,000. We are o.k. for the moment but we are looking for ways to spread out the accounts as the \$250,000 Federal guarantee is only in affect for a limited time. During the year we allowed a camper to provide janitorial service in exchange for a lot rental. The value of the lot rental income was not reported to the individual on a 1099 form for tax reporting purposes. They recommend that when services are performed in exchange for lot rentals, a 1099 is issued for the value of the rental. They recommended that the laundry machines be emptied and counted by two individuals preferably board members. The auditors also found that when the original 2007 income tax was prepared, the investment income of the reserve account was not included. The return is to be amended to include the additional \$7,688, we have to pay an additional \$2,101 in taxes for the year 2007.

I would like to thank Ray and Ann for all their hours compiling the materials that auditors needed for their report.

Right now I would like to take several minutes to share a letter that Jane Diget gave me just before she left. (For those of you who don't know Jane, she was one of the original owners here in Camper's Holiday and was our treasurer for about 20 years.)

To All Lot Owners,

I did some traveling this summer but kept in contact with our manager and some board members at which time I learned some rather disturbing news concerning Camper's Holiday primarily in the form of criticism of the present administration.

I believe that you will all agree that it takes time to properly organize a million and a half dollar enterprise owned by 250 families. When I first took office as President, there was considerable agreement in what had to be done to accomplish this. But that now has apparently changed. There was and still is much to be done to satisfy the mechanical needs of the camp and the wishes of our people. What have you done to personally improve the entire community structure? Have you acted constructively or destructively in helping to achieve our goal?

I will not attempt to list our accomplishments or justify our mistakes. Most of you have been helpful and cooperative in every respect, but vicious gossip, unreasonable petition, and other damaging forms of criticism on the part of certain unsatisfied individuals have impeded our progress in becoming a strong happy homogenous organization.

The petition to which I refer concerned a change which could have been made promptly if presented to the governing board and without the damaging affect that resulted.

As a result of these unfortunate tactics our Manager has requested release from his one year contract before maturity and our Assistant Manager of several months is considering leaving. These employees were imminently qualified for the jobs but were harassed continuously and unmercifully in the conduct of their assigned duties. We lot owners made the rules for them to follow. May we now assume that we are unwilling to abide by them ourselves? We can replace these local employees but this will still not undo the damage to our organization by such discussion and lack of consideration and cooperation.

As you know, our attorney is in the process of rewriting our condominium rules and regulations. One improvement that I am recommending for your approval is that all officers and board members serve for a term of one year only without the right of reelection until a year has elapsed after holding any office. This will encourage greater participation among our governing members and discourage any longevity of any one group in office.

With this change of rule in mind, this is a formal invitation to any member of our condominium to apply now for the presidency to become effective immediately. It is not my desire to remain in office if any board member feels that he can bring about greater peace and harmony and a more compatible operation.

There have been many rumors of excessive spending by the board and the management of our facilities. This evidently stems from the erroneous impression that the original \$2.00 fee per month per lot could operate our million and a half dollar enterprise. Consider if you will our lots are larger, our facilities better than many other parks in Florida and our fees are \$10 to \$15 a month less.

Actually we are in no position to hold our rates at any minimum amount when our expensive operation increases. We have fixed costs over which we have no control and these costs must be met.

I am sure that you realize that we should have certain additional attractions such as a separate pool for small children, tennis courts, bowling facilities, etc. But apparently we have not yet resolved our very fundamentals of existence whereby we are in accord within the management of our sizable business.

Should there be any members who are unwilling or unable to keep our affairs on a sound economic basis for a smooth operation of our campground, it is suggested that you consider selling your interest in Camper's Holiday and taking the profits while you can before the whole wonderful facility deteriorates.

We must have united living arrangements to be successful. Ask yourself if you really are a good neighbor or do you complain to all the wrong people about every little thing that might not be to your liking. After all, the rules were made for happiness, convenience and comforts for everyone concerned and are not hard to follow if the golden rule is applied whenever the need arises.

Please write to me and give me any constructive help that you can so that we can get on with the business of being good neighbors and working together for the good of the entire community with a new warm sincerity.

Sincerely yours,
Ferris W. Schnedler, President
This letter was written September 11, 1972

As this board's time is drawing to a close, I would like to thank the members of Camper's Holiday who stood by us and supported our effort to make this the best park that it can be.

Respectfully submitted,
Dave Fleischer

LAUNDRIES & TREE PERMITS – Jim Hawes

Laundries – I had two collection dates to report on and today is collection day again. Dave indicated in his letter that the auditors recommended that two people go and I just want to let you know that I have never collected the money without somebody with me. We are already on that program so you all know. The first collection date was 12/24/08 was \$377.50 and the on 1/8/09 we collected \$610.00 for a total of \$987.50. That was a pretty good collection last month. Everybody is back now so that should be about what we take in. As long as I am on laundries, we have one dryer down that Wes is working on. He thinks he knows what the problem is but the weather hasn't been cooperating so it's taking him longer. He'll get that back in operation, other than that we only have minor problems. We haven't had to replace any washers yet, so we are doing good.

Trees – For the park common grounds, we removed a dead oak tree on Dove Lane, a monstrous tree with a with a huge limb hanging over the house, the storage area has two trees I believe one has been removed and the other one is scheduled to come down today, they had to have owners move their units; two were removed down by the bath house because they couldn't get the water to run down anymore due to the roots.

Private lots – numerous people for a variety of reasons from dead trees to trees that are growing into or under their house asked for permits for removal so they are included in the list that I am going to read to you. A-2 Filion, B-14 Barnim, C-39 Lewis, D-44 Timms, D-73 Kruft, D-70 Waterman, D-3 Miller, D-18 McClay, D-16 Lakins and D-20 Loomis.

We are putting something new in all the laundries in the park, this was Wes' idea and I think it will help. Most people are doing their laundry any time of day but a lot of them are doing it after the gatehouse is closed and the machine won't work or it takes their money and it doesn't start or doesn't cycle or doesn't heat or any other those other problems you have with mechanical equipment. Wes and another gentleman are making little boxes and they are going to be in every laundry room. There will be paper and pencils in them, so if you have a problem, call it in but also fill out a piece of paper, put your name and phone number so we know who to track down so we can

reimburse you for your money and let you know the machine is fixed and operating again. I think this a good idea and we are putting them in all the laundry rooms.

I want to take this opportunity to thank everybody, it's been a great year and I appreciate all the help you gave us thank you.

Thank you
Jim Hawes

Question from Norma Champagne: Regarding the trees in the storage area – I was not consulted about that until after the fact but I have asked those people to move their units so that the tree won't fall on them. They were to be moved by today.

Response from Jim: Buildings and grounds advised me about it so I went ahead, I thought you had been told. I'll make sure from now on that you are aware of it before anything gets done.

RENTALS & STORAGE – Norma Champagne

The following is Norma's interpretation of the attorney bills totaling \$13,763 relating to the SOP as reported by Dave Fleischer at the November Business Meeting.

In the November 2008 business meeting Mr. Fleischer reported "Save our Park lawyer fees of \$13,763". Believing that amount was excessive, I requested and received a detailed breakdown of the expenses. After analyzing the attorney fees, it was evident that the amount reported for the SOP issue at the meeting and in the minutes was totally inaccurate and misleading. In fact, the majority of the statement entries included in the \$13,763 were for lawyer fees in 2007 – long before the SOP issue.

I broke the attorney services and charges into three categories:

| | |
|---|----------|
| 1. Necessary expenditures | \$2,127 |
| 2. Expenditures directly related to Save Our Park (SOP) | \$1,253 |
| 3. Questionable expenditures | \$10,383 |

The expenditures related to mortgage foreclosure, proxy votes and ballot questions amounted to approximately \$2,127.

The expenditures directly related to Save Our Park (SOP) appears to be \$1,253 for routine questions. Many of the questions directed to the attorney could have been answered by referring to the Florida Statutes 718, calling the Ombudsman's office, or contacting DBPR in Tallahassee.

The questionable expenditures were numerous contacts made related to Florida Statutes 718 for researching all of our documents and attending our meetings. Again, most condo association questions can be answered by referring to the Florida Statutes 718, calling the Ombudsman's office or contacting DBPR in Tallahassee. A committee made up of current owners who are aware and familiar with our documents could have been formed to research and organize the documents rather than pay an attorney at their high fees to do the work. Was it necessary to pay \$2,080 for an attorney to attend our business meetings last spring to, in his words, "clear the air?" Questionable expenditures totaled approximately \$10,383.

I am proposing three recommendations:

1. All contacts with the attorney be made only by the President
2. Attempts to find answers to questions be made by:
 - First - Referring to the Florida Statutes 718
 - Second - Contact the Ombudsmen's office or DBPR in Tallahassee
 - Third - Only after failing to resolve the issue through steps one and two should the attorney be contacted.

I am requesting that his analysis of the \$13,763 attorney fees reported by Mr. Fleischer in the November Board Meeting as "SOP lawyer expenses" be included as part of my report in the minutes of this meeting in order to correct inaccurate and misleading information. I would also recommend that anyone interested in reviewing the list of attorney fees included in that amount make a request for copies of the statements I have analyzed.

Comment from John Vleuten: You were referring that we need to “clear the air”, and I believe at the time that we did need our attorney back in March.

Continuation of Norma’s Report - I want to thank everyone that has been very cooperative with me regarding the storage. I’ve been very very happy, everyone has renewed their 2009. We had one that hasn’t been happy about it, I feel that he can remove his unit out of the storage if he doesn’t want to cooperate. We should be able to cooperate together. I gave one pink slip and I have o.k.’d new rentals and gave copies to the gatehouse.

Whoever takes over for storage I have all the files that are right up-to-date and they are all filed by lot number.

Notice of the election should be delivered within 60 days, I would feel we should be getting them out a little sooner especially for the people who live out of state or in Canada because a lot of times it doesn’t come back and I don’t think that is very fair. If Linnea needs help, I would be glad to help, even take them down to the post office. I believe we should start working on these ballots right away. I think the people that are not here have a right to vote and we should get these out right away.

Norma Champagne

STANDARDS – John Vleuten

I did one inspection for standards – A-42.

There have been 13 permits issued:

| | | | | | |
|------|---|-----------------|------|---|-----------------|
| A-18 | - | Patio Pavers | C-02 | - | Driveway Pavers |
| A-19 | - | Driveway Pavers | C-30 | - | New Roof |
| A-36 | - | Room Addition | C-68 | - | Patio Pavers |
| A-41 | - | Screen Room | D-25 | - | Shed |
| B-01 | - | Sidewalk Pavers | D-29 | - | Room Addition |
| B-04 | - | Sidewalk Pavers | D-44 | - | Carport |
| B-45 | - | Replace Windows | | | |

Respectfully submitted,
John Vleuten

SPECIAL PROJECTS – Una Grooms read by John Vleuten

There are no changes on insurance or advertising since the last meeting.

PRESIDENT COMMENTS – John Vleuten for Una Grooms

We still have a lot of complaints about the mail not being ready. We have no control over what time the mail gets here. The gatehouse is very busy, so they need time to sort the mail. If the flag is not hanging on the gatehouse, the mail is NOT READY.

Condo fees are not processed at the gatehouse. If you are paying your condo fees in cash, you must make arrangements with the treasurer. Checks may still be dropped off at the gatehouse, put it in an envelope marked “treasurer”.

The Board would also like to remind everyone that there are certain procedures that need to be followed when you want to buy or sell properties. The first step is to go to the gatehouse and get the proper forms for whichever one you want to do. The girls can give you the forms and let you know what steps you need to do or who you need to contact next. We have made certain that the ladies at the gatehouse are informed of the process if anyone has any questions. We still have no one that is interested in taking the Lot Transfer position.

A comment on the last long term camper in the campground, he's on lot 54. They are in the process of buying a house down the road and it should be closing within the next month. If he has not closed on the house prior to his next month's rent being due, we will give him a date when he needs to leave.

We are having our usual problems about people both not picking up after their dogs, keeping their dogs on leashes and speeding through the park. What can we say that hasn't been said already? We realize that it's not just the owners that are guilty of both so we will put notices in everyone's mailboxes, including the campers, to follow the rules. We have also asked the ladies in the gatehouse to notify guests and delivery people that the speed limit throughout the park is 10 miles an hour. If you see somebody violating these rules, please call the gatehouse and report it.

As most of you may have noticed, the renter in MH 1 has arrived. She is here for three months.

The Board of Directors conducted an emergency board meeting yesterday, January 21, 2009. This was to deal with personnel issues, which are privileged and confidential. One motion made and approved was to add an unpaid position of Assistant Secretary. Sue Flanagan was nominated and approved for this position.

There are several issues that Sue would like to now address from the workshop this past Monday:

- I'm very disappointed to tell you that the Hernando County Recycling Coordinators will not be here today. They have been called to a meeting that preempted us. Be assured that I am still asking for a collection bin NOW and a presentation at one of our meetings in the near future.
- Ed Lakins wanted to know where it states in 718 that the certification form must be in by a particular date. I met with him and we found it, for your reference it is on page 34 paragraph 3. The deadline is 35 days prior to the election, which would have been January 15, 2009.
- Lenny McClay requested that the 16 page audit be added to the website under Owner's Information. Linnea is that something that you can do and when could it be done?
- Duane Girard asked a question about using Proxies for the Board of Directors election. Just to clarify, according to the Blue Book on page 5 and in 718 on page 31, paragraph 2, "no proxy, limited or general, shall be used in the election of board members".
- Lastly, site F-54 in the campground, has been in question regarding his time limit with us – this was already addressed earlier in the meeting.

Comment from John Vleuten: Do we need to make a motion to approve putting the recycling bins around the park?

MOTION – Made by J. Hawes

I move that we proceed with having the County place recycling bins in the park.

Ayes – N. Champagne, D. Fleischer, J. Hawes, S. Ketcham, J. Vleuten, and D. Vogel

Nays – None

Motion Passed – 6 Ayes, 0 Nays

One additional comment, you may have noticed a hand correction on the election candidates posted up near the gatehouse. I crossed off Tim Clayton's name as I thought there was an issue with his candidacy. After an interpretation of 718 by our attorney, I stand corrected. Tim is eligible as a candidate and his name will be on the election ballot.

COMMENTS FROM THE FLOOR:

Question regarding external audit, can you tell me if the audit papers that were given out that we signed for are the complete audit with explanations from the auditors?

Response – what we are handing out is what they gave to us.

Question - You are saying that the audit is complete and that there are no explanations given as what we need to do.

Result – they made recommendations separately. We can supply copies of them as well; but, Dave read them in his report.

Question regarding camper on 54, we've been arguing this point for years, do you realize that we could loose our license over this.

Responses – we are going to do something. We are licensed for six months in a calendar year. What has been done in the past is that he and his wife have switched the reservation every six months, which the County has indicated would be o.k. without jeopardizing our license. He is buying a house in the area and he knows that he needs to leave.

Result – We are going to ask him to leave if he doesn't close on his house in the next month.

Question – I asked over three weeks ago to have the dirt and concrete picked up from my yard and it's still sitting there.

Response – The process is you make a donation at the gatehouse, they fill out the work order and give it to the maintenance guys, then they pick it up.

After discussion - unanimous response from board – from now on anyone who is getting pavers needs to make arrangements with the contractor to remove all debris when the job is finished. When you get your estimate make sure that you have the removal of debris included in the price in writing because our maintenance men will no longer be cleaning it up.

Discussion regarding the meeting held Wednesday, January 21, 2009 – there were 2 issues that were employee related – one directly and one indirectly.

Result – due to employee related issues, no further discussion.

Discussion regarding candidacy of Ed Lakins and Tim Clayton.

Result – Ed Lakins wasn't eligible due to not turning in paperwork by deadline and Tim Clayton was determined eligible to run per our attorney as his paperwork was submitted by deadlines. Ed Lakins requested letter stating such.

Question - are we allowed to right-in candidates on the ballot like we do in the Federal elections?

Response - No

Discussion regarding employee contracts and benefits – not on agenda or discussed during meeting.

Meeting adjourned at 11:35 a.m. by First Vice President John Vleuten.

Linnea Clayton
Secretary