

**CAMPER'S HOLIDAY ASSOCIATION
BUSINESS MEETING
JANUARY 15, 2010**

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

ROLL CALL: Norma Champagne, Marlene Cleaves, Sue Flanagan, Jo Jones, Sallie Dunning, John Vleuten. Quorum established.

MINUTES: "The minutes of the December business meeting have been distributed. Minutes have been approved as distributed."

MEMBERSHIP ANNOUNCEMENTS

- We have lost a member of our community: Spencer Carr - keep his family in your prayers
- Annual Meeting/Election – Friday, Feb 26, 2010 @ 10 am. We still need donations for the American and Canadian Flags
- Meet the Candidates – Friday, Feb 12 @ 10 am

MANAGER'S REPORT – Jim Keller

FINANCIALS – Bookkeeper working – now up to October.

DESIGNATED VOTERS – There can only be **ONE** Designated Voter per unit.

There **cannot** be an "**OR**" or '**EITHER**' stipulation.

COUPON BOOKS – if there is any problem concerning your coupon book, please do not hesitate to come to the Office, when I am there on Wednesday and Friday, to make the necessary corrections.

WEB SITE – letters will be in the mail informing you of the password for each lot.

LETTER OF INTENT – due today (Jan. 15th) by 12 noon. None will be accepted after that time.

RESUMES – must be received no later than 12 noon on January 22nd.

COMMITTEE REPORTS

Beautification (Mary Elmer)

The committee did not do any gardening this period. They did put up Christmas lights. Due to the freezing temperatures, many plants froze out. We will have a "clean up" in a few months. I will need volunteers.

Campground Committee (Renie Shaw & Hank Meylan)

MEMBERS: Norma Champagne, Gary & Linda Gordon, Gary McClay, Lenny McClay, Hank Meylan Co-chair, Renie Shaw Co-chair, Bob & Linda Tanner, John Vleutin.

The campground committee has come to a consensus regarding the need to increase rates this year and have compiled some recommendations for the Board of Directors to consider the following:

#1 We are asking the Board to maintain the **daily** and **weekly** rates at the present time. Raise the **monthly** campground rates effective May 1st, 2010 as follows:

1st through 3rd months from \$375.00 to \$430.00

4th month from \$325.00 to \$430.00

5th month from \$275.00 to \$315.00

6th month from \$250.00 to \$287.00

#2 The campground fee for an additional person be increased from \$2.00 to \$5.00 per day, effective May 1st, 2010.

The committee has more details to cover once the rates are set.

Camper's Meet & Greet – Friday, Jan 22

Lot Transfers (Tom Livecchi)

These are the lot transfers I handled this past reporting period.

A-71 Adkins – added to list of lots for sale

C-12 – Sold - Grant to States

D-75 – Roches – Removed from list of lots for sale

There are currently 15 lots/units for sale in Camper's Holiday.

Pool Committee (Onalee Lakins)

Nothing new at the pool area. Getting ready for our Valentines & Sock Hop dance, Feb. 13 - 6:00 to 11:00. Donation will be \$5.00 per person at the door. There will be "Share the Wealth" tickets and also a "Basket of Cheer". We are asking our pool people for donations, such as snack crackers, cheese, etc. for the baskets. Thank you in advance.

Troops (Kathleen Knapp for Gail Cleaves)

We are in need of books, magazines and donations for postage.

Donations can be given to Gail or Donna.

REPORTS FROM BOARD MEMBERS

RV Storage, Rentals, & Tree Permits – Norma Champagne

TREES – I needed bids for 2 trees that needed to be taken down on the property of a current unit for sale. I turned this matter over to our President and Jim Keller, our QPM manager, to contact and resolve this issue with the owners.

Dead trees removed – A-74 - C-21 – C-26

Trees trimmed – A-5 –A-12 – B10 – B-11 – D-75

Tree removed – roots lifting up patio blocks – D-59

3 small trees removed by owners – C-25

RV STORAGE – Permission slip for 2 weeks given to Richard Singleton D-76

Have a few spots for small pop up trailers.

RENTALS – following units ok'd for rental – A-2, 3, 42, 79; B-10, 38; C-4, 5, 64, 78; D-10, 30, 40, 43.

General Maint/Buildings & Grounds – Marlene Cleaves

Good Morning:

As we move into the New Year there hasn't been a lot going on. We've had a couple of sewer backups and due to the weather we've had several water breaks and breakers shutting off. That has kept us busy.

I want to thank Bob Larson for extending his hand and apologizing for the misunderstanding that he brought up at the last meeting.

Again I can't say enough "Thank You's" to all the volunteers who come out to help. I also want to Thank Charlie for going out on calls and turning people's breakers on and helping out while short a maintenance person. Thank you.

Activities – Sallie Dunning

This month and past months have been very busy with Bingo Suppers, serving from 40 to 80 people. Golf scramble had one rain out but still had dinner and one very cold day with cold and hungry people.

Christmas Pot Luck had around 50 people, 50/50 raffle took in \$46.50 with \$10.00 donated back to Activities with a total of \$56.40.

New Years Eve sold 72 tickets @ \$15.00 pp, we took in \$1,080.00 and the booze basket took in \$214.00 for a total of \$1,394.00. The Band was \$1,100.00 paid out of Activities.

The Rec. Hall was rented for a private party at the cost of \$50.00 and \$25.00 returned, because the hall was cleaned up.

I have purchased 2 coffee pots @ a cost of \$39.95 each to replace the old ones, a new Microwave @ \$39.95 to replace the one that was there, that went to mobile 2, they needed one there. Also, there is a new First Aid Kit in the front storage room fully stocked.

We have a new Bulletin Board in the Rec Hall. Please use it and not the DOOR.

Upcoming events: Breakfast Sat. 1/16 - 7-9 am

Ice Cream Social – Sun. 1/17 - 2-3:00 pm

Spaghetti Dinner – Wed. 5pm – 1/20 - \$6

Golf Scramble – 1/29

Trips are all in the Blue Book and they are posted on all the Bulletin Boards.

Standards – John Vleuten

I inspected A-71 - property for sale.

| | | |
|-----------------|--------------------|------------------------|
| Permits issued: | A-3 - windows | A-18 – pavers driveway |
| | A-19 –patio pavers | A-31 – windows |
| | B-3 - roof repairs | B-39 -driveway pavers |
| | B-41- roof repairs | B-47 – new shed |
| | C-7 –room addition | C-18 – roof repair |
| | C-27 –repair porch | D-75 – new door |
| | D-82 – new roof | |

Water/Sewer – Sue Flanagan

New licensed operator, Dewayne McLendon, took over 1-1-10. Things are running smoothly. He has informed both the water and sewer divisions of the DEP that he is now our operator. He is also working on renewing our SWFTMD water permit which expires in May. Mr. McLendon is being paid \$750 a month for his services, which includes full operation. That means he no longer needs our maintenance personnel to clean the tanks and do other duties that have been performed by them in the past. Our former operator was receiving \$900 for his services. That's a savings of \$150/month + the cost of paying our maintenance personnel for the duties they performed when we had the previous licensed operator.

MOTIONS

The following motions were recommended by the Campground Committee to the Board of Directors.

Motion: I move that the **daily** and **weekly** campground rates remain the same and that we increase the **monthly** campground rates effective 5-1-10 as follows:

1st through 3rd months from \$375 to \$430

4th month from \$325 to \$430

5th month from \$275 to \$315

6th month from \$250 to \$287

Motion: I move that the campground fee for an additional adult be increased from \$2 to \$5 per day, effective 5-1-10.

John Vleutin made the motion – seconded by Marlene Cleaves

Ayes – 6 Nays – 0 vote unanimous

COMMENTS FROM THE PRESIDENT

A LOOK BACK - Issues this Board was challenged with in 2009

- The transition from previous board was not what I expected. I received a box of file folders on my steps. I had counted on more than that.
- Inherited a lawsuit by two of our employees which was resolved
- WiFi problems in the CG which we spent \$1,000 over the summer to upgrade, we've had continuous problems since original installation
- CH purchased a copy machine in 2008; it was not suited to the number of copies we make; therefore we kept having problems, i.e., paper jams, lines through the copies. Thanks to one of our renters, a former Xerox employee, who inspected it thoroughly and was in the office when the service person came out, it now seems to be working properly
- Do you know what the primary responsibility of our association is? This is common sense and according to 718 the primary responsibility is to manage and maintain the condominium. This includes the responsibility to keep the property in a state of good condition, and to repair and replace portions of the property when necessity and circumstances dictate. We fixed major safety issues. A couple of examples are the electrical wiring at the pool, and the chlorine tank at the well house.
- much maintenance done on equipment (truck, leaf wagons, golf carts)
- fixed leaking roofs in bathrooms & laundries
- water shut off issues resolved (whole park no longer needs to be shut off for a break in one section)
- records in the office leave something to be desired (2009 insurance invoices and declarations-I found some from 1994) Where are they? In someone's home?
- We have hired Qualified Property Management, Inc to assist us with liability issues, guiding us through the FL statues, caring for our finances, providing us with resources for licensed and insured contractors, attorneys, CPAs, insurance companies, etc.
- I'm looking forward with optimism to 2010

CORRESPONDENCE: According to FL Statute 718.112(2)(a)2, when a unit owner, following proper procedures, makes an inquiry of the board of administration, the owner is entitled to a written response from the association within thirty (30) days. **The unit owner's inquiry must be made in writing and by certified mail.**

ADJOURNMENT: meeting became out of order – a motion was made by Sallie Dunning and seconded by John Vleutin to adjourn the meeting – time 11:35 am.

Respectfully submitted,

Jo. Jones
Secretary