

**CAMPER'S HOLIDAY ASSOCIATION  
BUSINESS MEETING  
FEBRUARY 17, 2011**

The meeting was opened at 10:06 am by President Sue Flanagan with the Lord's Prayer and the Pledge of Allegiance.

**ROLL CALL:** Marlene Cleaves, Sallie Dunning, Mary Elmer, Sue Flanagan, Tom Livecchi, Hank Meylan, Ron Shaw, Norm States and John Vleuten. Quorum established.

**MINUTES:** Correction of November Meeting Minutes

MOTION: I make a motion that the November Meeting Minutes be corrected as follows: The names of Marlene Cleaves and John Vleuten be added to Roll Call and Tom Livecchi's Lot Transfer report be corrected to say that D-71 was sold, not D-7. Motion made by Mary Elmer and seconded by Sallie Dunning. Vote passed unanimously.

**MEMBERSHIP ANNOUNCEMENTS**

Please inform Mary Elmer of any illness or membership deaths so she can send card from C.H.

**TREASURER'S REPORT – Norm States**

The QPM bookkeeper and accountant are working on the end of year reports and income tax return information.

Please use the dumpster in front of the Recreation Hall to recycle newspapers. We average approximately \$75.00 per month income during the winter months.

**FINANCIAL REPORT**

Current Assets- Sun Trust & BB &T	\$97,867.60
Reserves- Bank of America & BB&T	\$215,634.87
Total	\$313,502.47

The Financial Balance Sheet and Income / Expense Statement will be posted on the recreation hall bulletin board and Camper's Holiday Web Site each month.

Several liens have been placed on properties that have overdue condo fees. We have \$8,352.00 in outstanding condo fees.

**MANAGER'S REPORT – Jim Keller**

We have made some changes in our advertising brochure that we leave at the Welcome Center. We have established a free link to Camper's Holiday at Nature Coast RV's website. We changed our insurance company to Barrett and Harding (saved us over \$3,000 annually.)

Jim discussed our continuing situation with the sewer plant. He demonstrated the water saving devices that we purchased and will provide to those who need replacements, i.e., the toilet tummy, dye tablets, aerators, and the low flow showerhead. He also discussed how to use the water flow

bags to determine how fast the water is running from the faucets and showers, as well as, how to record those test results on the form distributed at the meeting. Please remember to test your water and turn in the forms to the Gatehouse.

## **REPORTS FROM BOARD MEMBERS**

RV Storage, Rentals, & Tree Permits – Hank Meylan

Tree Removal: D-69, D-74, A-70, F-59, A-10, trimmed & rebalanced live oak by Rec Hall, trimmed and cleaned live oak by shuffleboard (south side)  
House Rentals: B-18, B-6, B-14  
Permission to park RV vehicle on Condo lots: B-19

General Maintenance/Buildings & Grounds – Marlene Cleaves

Campground /pool bath: R.J. Kielty plumbing company is flushing one on-demand hot water unit to see if it helps provide more hot water. Cost is around \$300.00. A new fire extinguisher was purchased for the pool bath.

Bathrooms: Five toilets have had new flanges put in (cost around \$1,250.00). All the showers have 1.5 flow heads. Pool bathroom shower has been changed to 2.0 shower head.

We are looking into purchasing 10 more chairs for the pavilion. Hernando Fire and Safety said we could seat 44 around 6 tables and 60 in just chairs and standing in the Pavilion.

Manhole Covers: The manhole covers have been raised and painted yellow so they are visible for people when using mowers, etc.

Rec Hall: Roofing was replaced over the back doors, gutters were cleaned and rock put in so water can run through without plugging the ends.

Pool Area: A small drain field was installed for the D.Earth to go into. All new lines were put in under ground. Bill Trudell has received his certification as a pool operator. Congratulations!

Walmart area has been cleaned out several times. The cans brought in over \$100.00.

B-section: Main sewer line was repaired with new plastic pipe from the road next to the office, down to the back door of the Rec Hall.

I want to give a very big thanks to all the volunteers that have helped me during my term on the board. Without volunteers, a lot of things couldn't get done in a timely matter. So from the bottom of my heart, thank you very much.

Activities – Sallie Dunning

Totals on activities, supplies and upgrades to the hall: Coffee Clatch @\$25 per mo. = \$75.00 paid out; Thanksgiving Dinner—made \$414.95; Water Seminar—Coffee & cookies cost of \$15.06; Xmas Dinner--\$388.65; New Years Eve Party--\$86.00; Bingo Soup & Sandwich---\$861.73; Ice Cream Social---\$35.29; Breakfasts---\$188.80; Pig Roast---\$228.95; 50/50 made \$422.00 with 2 winners of \$105.00, \$23.00 to the Troops and \$189.00 to Activities; Golf Dinners---\$243.76; Valentine Dance--\$19.47 going to the pool fund; Deposit for private party---\$25.00; TV, VCR & DVD PLAYER, TV MOUNT, PAINT, SHELIVING, BRACKETS, LIGHT---\$750.62; Floor mats for kitchen---\$63.84; Refrigerator---\$349.54; Rug for back door---\$18.78; Supplies---Dec.---\$234.53, Jan.-\$154.80, Feb.--\$95.16

UPCOMING EVENTS; Craft Show---2/26-10 AM—1PM; Michigan Pot Luck---2/27 at 3P.M. (Dish to pass); Flea Market Pricing—3/9 9:30 am; Flea Market & Bake Sale---3/12—6 am for help (Drop off baked goods at Pavilion all day); Key West Trip—3/13-15; Spring Fling---3/20-27

I want to thank all my helpers over the 2 year period for all their help and dedication to me; thank you from the bottom of my heart. I couldn't have done it without you.

## Standards – John Vleuten

Inspected 5 properties; A-53, B-8, B-26, B-29, C-65

Permits issued: A-38 new roof; A-62 pavers; A-67 pavers; A-71 siding; B-14 new shed, carport; B-19 pavers; B-21 carport; B-24 carport; B-28 add screen room; B-53 pavers; C-02 room addition; C-07 screen room; C-60 new roof; D-13 shed; D-28 pavers; D-74 new shed, carport, pavers; D-75 new siding

## Water/Sewer – Ron Shaw

MOTION: I make a motion to ratify the Board of Directors decision to pay the \$4,000 fine to the DEP. Motion made by John Vleuten and seconded by Ron Shaw. Vote passed unanimously.

There is one problem in the well area (MCL readings are too high). We are looking to get a carbon filter to filter out the MCL and iron. The sewer plant is doing fine. The ponds need help. They have too much water, not enough absorption or evaporation. There may be some infiltration from our 4 main lines that are still clay. We have to camera those lines yet. We are looking into putting in another drain field. Manholes and water valves have been mapped with GPS mapping system. This was done by Florida Rural Water at no charge.

## Special Projects – Tom Livecchi

Lot Transfers - Tom is looking for someone to handle the sales and purchases of our homes, as he is very busy with his special projects. There are currently 27 units for sale. Added to lots for sale: A-53, B-29, C-65. SALES PENDING: A-53, B-29, C-60. Removed from sale C-37. SOLD B-24

MOTION: I make a motion to ratify the Board of Directors decision to upgrade Wi-Fi to include the Owners at a cost of approx \$2,500. Motion made by Norm States and seconded by Marlene Cleaves. Vote passed unanimously.

## COMMITTEE REPORTS

### Campground Committee (Renie Shaw)

The Campers' Meet & Greet earlier this month was very informative and gives our committee a number of topics for discussion. The campers will receive notice of action taken. A couple of issues are addressed as installers attend to Cable TV and Wi-Fi installation throughout the park

### Troops (Gail Cleaves)

We wish to thank everyone for goodies, money, and your help. They are greatly appreciated. There are some donations that need "Special Thanks". First to Jean Hockenberry who handmade a quilt to be raffled off for the troop fund. Joyce Bonin's exercise classes donated over \$200.00. Thanks to Mary Lou Marx. Thanks to Norm Kane for a \$100.00 donation. Jan. & Feb, we sent 55 boxes. We ran out of goodies so we were 14 boxes short. Donna Mikronis and Gail Cleaves received several letters of thanks from soldiers. We will be packing March 8<sup>th</sup> at 9 am. Come join us.

## **COMMENTS FROM THE PRESIDENT:**

QPM - In order to save the 2011 increase in our contract, a new 3 year contract was negotiated, beginning 1-1-11, with an option to negotiate a new contract annually, several months prior to year end.

MOTION: I make a motion to ratify the Board of Directors decision to sign a new 3 year contract with QPM in order to save \$2,000 in 2011. Motion made by Hank Meylan and seconded by John Vleuten. Vote passed unanimously.

ADJOURNMENT: Meeting adjourned at 11:54 AM.

Mary Elmer  
Secretary