

**CAMPER'S HOLIDAY ASSOCIATION
BOARD MEETING
APRIL 3, 2012**

The meeting was opened at 10:05 am by President Norman States.

The Pledge of Allegiance and The Lord's Prayer were said.

ROLL CALL: Clyde Banks, Bob Butler, Howard Ewert, Sue Flanagan, Tom Livecchi, Hank Meylan, Renie Shaw, and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: Established as agenda was posted on March 22, 2012, more than 48 hours prior to meeting.

MINUTES: The minutes of the February Business meeting have been approved as distributed.

PRESIDENT'S REPORT: Norman States

General Comments

It's been a great winter season at Camper's Holiday. Many individuals were involved in planning and carrying out lots of activities - movies, music, campfires, morning coffee, exercise sessions, ladies tea, spring fling and numerous other activities that many of you participated in.

We made it through the winter without hauling any water from our waste water treatment plant and the ponds continued to maintain three feet of freeboard. We recently had an inspection by FDEP and they were very satisfied with the progress we made since the original mandates were enforced. Our engineer, George McDonald, has been monitoring the system and will be making recommendations this spring. The chlorine treatment building has been replaced completing a much needed improvement to our plant. Improvements were also made to electrical systems, the rec. hall, office, campground and landscape areas. Thanks – volunteers.

Many thanks to those individuals who consistently volunteered to help with clean up days and collecting lawn and leaf debris. Unfortunately, the small group of individuals who help are only here for the winter and will soon leave. In order to continue leaf and debris pick up this summer, we need several full-time residents to replace the existing volunteers. Please see Tom Livecchi if you are willing to volunteer.

Once again we have had an incident where human waste was found in the swimming pool. In order to protect the public, we are required to abide by the procedures mandated by the Department of Health which requires the pool to be closed and treated for three days.

Our focus this summer will be to make repairs and improvements to our facilities, improving our infrastructure and appearance of the common areas and the campground.

We will keep all members informed over the summer month through Norms News & Notes.

STANDARDS: Clyde Banks

Inspections – three (3) units for sale since last meeting: B-16, B-55, D-38

Permits – six (6) permits written for repairs: A-52 gravel; B-51 roof over; C-22 roof repair; C-51 roof repair; D-23 shed & carport; D-37 shed.

ACTIVITIES: Bob Butler

Thanks to everyone who helped this season. Spring Fling was a success. The parade was impressive and there were 104 people who attended the Dance. Thank you!

Activities Cash

Date		Expenses	Collected	Balance
2/17/12				982.93
2/18	Koffee Klatch	25.00	--	957.93
2/19	Ice Cream Social	46.17	64.70	976.46
2/20	Spring Fling Donation	500.00	--	476.46
2/20	Bingo Snack Donations	--	72.00	548.46
2/21	Breakfast	126.20	289.00	712.86
2/21	CH Hats & Shirts Sale	--	40.00	752.86
2/23	Food, paper supplies, new coffee pots, golf scramble, Easter Dinner	488.00	--	264.86
2/27	Bingo Snack Donations	--	64.00	328.86
3/5	Bingo Snack Donations	--	78.00	406.86
3/5	Ice Cream Social Supplies	19.06	--	387.80
3/6	Koffee Klatch & Bingo Snack Supplies	80.67	--	307.13
3/3	Sam's Club Card	75.00	--	232.12
3/9	Golf Scramble	--	258.00	490.13
3/12	Bingo Snack Donations	--	78.00	568.13
3/18	Ice Cream Social	73.09	151.00	646.04
3/19	Bingo Snack Donations	--	72.00	718.04
3/20	Breakfast	49.48	205.00	873.56
3/21-24	Supplies for Bingo Snack, Easter Dinner, Golf Scramble dinner (cancelled), pastries for workers, paper supplies, tablecloths, napkins, plates, cups, etc.	398.69	--	474.87
3/19	Spring Fling – returned from \$500 advance	--	127.24	
3/19	Spring Fling Dance/Band	250.00	312.00	664.11
3/25	Easter Dinner	--	306.00	970.11
3/26	Bingo Snack Donations	--	68.00	1,038.11

SPECIAL PROJECTS: Howard Ewert

Post Office project – Since the last meeting, we were unsure of what to ask of the owners on a survey. Therefore, I have prepared a draft letter to the Postmaster to ask for documentation and why they will not deliver directly to each owner. Copies of the draft were provided to the Board Members. Please provide feedback on the draft letter to Howard.

MAINTENANCE REPORT: Tom Livecchi

Thanks to everyone for their assistance working on projects to better things for everyone at CH and especially on Clean-Up Day. We have some maintenance projects planned for the summer, i.e., F Bathroom ceiling, F Bathroom roof repair, etc.

CAMPGROUND, PERMITS – Trees, RV Storage, Rentals: Hank Meylan

Tree Removal Permits: A-11, B-15, B-16

Worms – 90 oak trees were treated on common grounds, campground, gate/maintenance area and camper storage area with treeage chemical/systemic application. Plus another 45 oak trees on private property were treated. Hoping for 80% - 90% kill rate; appears that we've succeeded that. Our campers have all been giving positive feedback. Comment – would like to treat trees for tussock moths again next season. It has been great being able to sit outside on patio this season, which is the first time since we've been here.

RV Storage – Some units have been sold. There has been extra room in the storage area all season. No complaints. Will update storage sites in Dec/Jan next season.

TREASURER'S REPORT: Renie Shaw

Financial Report

Current Assets – SunTrust & BB&T	\$125,852.77
Reserves – Bank of America	\$124,992.56
Total	\$250,845.33

The Financial Balance Sheet and Income/Expense Statement will be posted on the Rec Hall bulletin board and Camper's Holiday web site each month.

Annual Flea Market proceeds are as follows:

Flea Market	\$1,019.99
Bake Sale	439.10
Donuts, Pop & Sausage	96.00
Total	\$1,555.10

The total of all donations are split evenly between Beautification and Pool at the sum of \$777.55. Thank you to all the many volunteers who worked on this project and all the buyers who made purchases.

Remember you can arrange automatic payment of your condo fees with BB&T. Stop by our office, Jim Keller or I will be happy to supply the forms during business hours.

UTILITIES – WELLS – WWTF: Sue Flanagan for Don Gelin

The Florida Department of Environmental Protection was out in late March and also this morning. They are very pleased with the level of the ponds and the work that Camper's Holiday has completed to prevent an overflow.

The wooden dilapidated shed holding the chlorine container at the sewer plant has been replaced by a Rubbermaid shed. Thanks to the volunteers who assisted pouring concrete, setting the shed, etc.

PROPERTY MANAGER'S REPORT: Jim Keller

- **Delinquency Report:** There are only five delinquent accounts. Four of the five total \$2,932.00. The 5th, which is an estate is delinquent in the amount of \$3,130.00 and is in process of foreclosure. Five delinquencies out of 300 lots = 1 2/3 % which in today's economy is an excellent delinquency rate.
- **The Alligator:** Last Tuesday an owner reported there was a very large gator in Lake Sparkman. The State of Florida alligator control program was contacted and a trapper has set bait in the lakes. He called me and stated that there are at least four large gators in the lake. We have a permit issued for removal of one, and we will have to reapply for additional permits.
- **Insurance:** We changed our insurance agent and actually increased our coverage and decreased the overall price by more than \$4,000.00. Bankers Insurance Group now handles our coverage.
- **Water Saving Program:** Although our sediment ponds at the sewer plant appear to be in good shape, and our population is decreasing rapidly, we still need to be **very** conscious of water conservation. We still have low flow aerators, toilet tumblers, showerheads, and other water savings devices available in the office. If you need help in performing the water usage tests, please contact the office and we will provide someone to help you.
- **New Attorney:** I have recommended to the board that we change attorneys back to Robert Tankel who was the association's attorney several years ago. He aggressively pursues delinquent accounts with no money up front and nothing due until money is collected from the delinquent party.
- **We are planning to send a letter with our brochures to campgrounds in Michigan.** The letter will introduce Camper's Holiday and ask the campground to display our brochures. We hope to gain campers during our season.
- **Propane –** we have interviewed and received bids from several other propane companies. The price we now receive from Amerigas cannot be beaten. We will continue service with them.
- **Restaurants:** I have compiled a list of 21 restaurants, which are local favorites. If you would like a copy, please see me after the meeting.

COMMITTEE REPORTS

CAMPGROUND: Renie Shaw – The Campground Committee has covered a number of issues that have needed attention this season and our guests have been most gracious about our efforts. Our Meet & Greet results gave us a projected list of items to work on over the summer months.

It is that time of year to bring our committee's recommendations to the Board of Directors on the Campground Rates for the upcoming season 2012-2013 becoming effective 5-1-12. The committee feels the daily and weekly rates should remain the same. We recommend eliminating the monthly tiered rate for the 5th and 6th months so all months would be \$475.00. There were 7 campers this season that stayed 5 months and no campers that stayed 6 months.

MOTION: I move to change the monthly campground rate tiers for the 5th and 6th months to be equal to the 1st through the 4th months rate, thus each monthly rate would be \$475.00 effective 5-1-12. Motion made by Renie and seconded by Hank. Motion carried unanimously.

This has been a bright and busy 2011/2012 season. First, the FMCA Rally in February netted many inquiries and more campers. Our camp guests are smiling, and many are coming back. Thanks go to all our volunteer hours to keep our park a nice place to be. You do make a difference.

LOT TRANSFERS: Tom Livecchi 2-16-12 to 4-3-12

Lots sold: A-28, A-79, B-16, B-44, B-55, C-4, C-35

There are currently 24 lots for sale.

TROOPS: Gail Cleaves/Donna Mikronis No official report, however, Shirley Harris remembered mailing 27 boxes. She also stated that we need additional donations for the summer mailings.

NEW BUSINESS

Attorney – We received a notice from Clayton & McCulloch that our contract would be automatically renewed if they did not hear from us by March 21. Based on the recommendation from Jim and our experience with Clayton & McCulloch since 2007, we would like to have Robert L. Tankel, P.A., our previous attorney, represent us going forward.

MOTION: I make a motion to ratify the Board of Directors decision to terminate our contract with Clayton & McCulloch. Motion made by Sue and seconded by Renie. Motion carried unanimously.

MOTION: I move to retain Attorney Robert L. Tankel, P.A. to represent Camper's Holiday Association with any legal issues. Motion made by Sue and seconded by Renie. Motion carried unanimously.

Entrance/Exit Gate – We have had 3 service companies assess our situation and received bids from 2 of those 3. The first was from R&R Garage Doors, the company that has been servicing us since the company that originally installed our gate system went out of business. His bid was \$10,000.00. The second bid was from Automated Gates & Engineering. He was very thorough in his inspection, taking pictures, and recommending both gate terminals need to be grounded and on surge protectors. He also recommended a company to do the concrete work. The third company that came out did very little to inspect the problem and said he would send us a bid, which he did not.

MOTION: I move to hire Automated Gates & Engineering to repair and install the appropriate gate equipment in the amount of approx. \$4,233.00 and to hire Simon Concrete for the ramp and concrete work in the approx. amount of \$987.00. Motion made by Tom and seconded by Sue. Motion carried 6-Yeas, 1-Nay.

Impact fees – are waived for 2012. Wanted everyone to be aware in case they are thinking of making a purchase.

Schedule for future meetings – Howard would like to set a schedule of meetings often and in advance. Others would like to schedule meetings as needed.

MOTION: I make a motion that Camper's Holiday Board of Directors establish a regular schedule of Board Meetings, open to the membership, scheduled approximately every 3 - 4 weeks, between October and April each year, with the dates of these meetings published well in advance. Motion made by Howard and seconded by Clyde. Motion lost 2-Yeas, 5-Nays.

Fence Around Dumpsters Near Sewer Plant & Dog Walk – we have discussed enhancing the appearance of the area with a 6' fence that is 36' long by the leaf wagon and a 48' fence by the recycle bin and dumpster. We received one bid by AARO Fence, Inc. in the amount of \$2,015.00. The owners in the audience had some recommendations about the dumpster due to the many times it is full and bags of trash sit on the ground nearby:

- could we get bigger dumpsters or an additional one during peak season?
- could we have more pickups during peak season?
- one owner said we need to educate our people on what to put where. For example, if we recycle as much as possible, that would help. If folks wouldn't put chairs, mattresses, and other large items in the dumpster, that would help. If someone is doing a major clean-up at their home, they could enlist the truck and we could take a large amount to the landfill for a donation of truck time and fuel.

We will continue to look at these issues.

We are also looking into a dog walk area about the size of 30' x 120', just south of the "walmart" area near the sewer plant. We received a bid from AARO Fence, Inc. in the amount of \$2,743. We will continue to investigate this matter.

MISCELLANEOUS Q & A

Camper's Holiday Sign at Entrance – What is the status of a replacement? This is something we are still looking into. There are permitting issues with Hernando County.

Handbook (Blue) of Rules & Regulations – What is status of revision? This will be a summer project that Sue will take back to Michigan. We will revise in sections. Feedback has been received on the first section by the Board Members. When that is updated, we will take it to a committee of owners.

NEXT MEETING: Budget Meeting – October 18, 2012 at 10:00 am.

ADJOURNMENT: Motion to adjourn by Sue and seconded by Renie. Meeting adjourned at 11:41 am.

Sue Flanagan

Sue Flanagan
Secretary