

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 6, 2012**

The meeting was opened at 10:00 am by President Norman States. The Pledge of Allegiance was said.

ROLL CALL: Howard Ewert, Sue Flanagan, Don Gelinas, Tom Livecchi, Renie Shaw, and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: The Meeting Notice/Agenda was posted on 11-27-12, earlier than the twenty-four hours prior required time frame.

**PRESIDENT'S REPORT: Norman States**

**GENERAL COMMENTS**

2012 has been a challenging year. Due to the age of our facilities and equipment, along with the flooding this summer, making much needed repairs was a major drain on our maintenance budget. Because we were able to utilize the skills and training of our new maintenance personnel to make many of the necessary repairs, we have not had to hire outside contractors to complete the work.

The appearance of the park continues to improve. Many owners have made improvements to their property, while other units have been torn down for replacement. Jim Keller has been instrumental in sending notices to those who neglect keeping up their properties and several have been maintained at the owner's expense.

Thanks to all the individuals who spent many hours decorating the park for Christmas.

The question has been asked "When does leaf pick up begin?" Pick-up will begin when there are adequate volunteers to help with the collection. Anyone willing to volunteer to help with collection, please contact Norman Kane.

**Future Goals:**

- Make improvements in pool bathrooms
- Continue to resolve leach field issue
- Continue improvements on infrastructure
- Continue updating the handbook
- Pursue possibility of having the Postal Service deliver our mail to individual mailboxes
- As much as possible, continue to find ways to minimize spending to help increase reserve accounts

Thanks to Jim, our QPM Property Manager, for providing direction and assistance in many business decisions. Thanks to board members who worked diligently to upgrade and improve our park. We are looking forward to a good year for 2013.

**SPECIAL PROJECTS: Howard Ewert**

Nothing to report at this time.

## **SECRETARY'S REPORT: Sue Flanagan**

Our website ([www.campersholiday.com](http://www.campersholiday.com)) has been updated with a picture of the new entrance sign.

I stopped at the I-75 Welcome Center when driving into Florida. I spoke to someone about putting our brochures at the Welcome Centers. It costs \$180 per year for each Welcome Center.

## **VICE PRESIDENT'S REPORT: Tom Livecchi**

### **Property Permits 10-25-2012 to 12-6-2012**

Four were issued: B-04 Patio Repair; B-16 Repair termite damage; B-16 Gravel; D-82 Park Model

### **Lot Transfers 10-25-2012 to 12-6-2012**

Lots Sold (1) B-10

Lots Added (2) C-71 and D-13

There are currently 26 lots for sale.

### **Tree Permits 10-25-2012 to 12-6-2012**

None issued during this time period.

## **UTILITIES – WELLS – WWTF: Don Gelinas**

George McDonald, our engineer, is currently monitoring the leach field and a decision will be made to determine what, if anything, needs to be done with the leach field. We expect a report shortly with our options.

## **TREASURER'S REPORT: Renie Shaw**

### **Financial Report – October 31, 2012**

Current Assets – SunTrust & BB&T	\$ 18,842.31
Reserves – Bank of America & BB&T	\$151,310.60
Total	\$170,152.91

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.

The 2013 C.H.A. Condo Coupon Payment Books were mailed to each Lot Member. If you have not received one for your lot, please come to our office during office hours on Tuesday 9:30 AM or Thursday 9:30 AM for assistance.

You have an opportunity to 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. In addition, there is a form in your coupon book to allow you to sign up for automatic withdrawal.

## **PROPERTY MANAGER'S REPORT: Jim Keller, LCAM**

1. Our insurance renews in January and we should have a proposal very shortly. Law and ordinance coverage will be quoted which gives us coverage to rebuild to current building codes.

2. Water conservation is still a very important issue. If you have not or cannot do the tests, our maintenance team will do them for you. We also have FREE water saving devices available at NO CHARGE.
3. We have changed collection attorneys to Robert Tankel who charges nothing until the case is finished.
4. I recommended an All Terrain Vehicle to the BOD to replace our failing maintenance cart. Contrary to Camper's Holiday rumor mill, the cart did not cost \$20,000. The actual cost was \$3,299.00 and is about 1/3 the cost of a duplicate maintenance cart. The US built ATV comes with a 3 year motor warranty and was totally paid for from reserves not the operating account. It also has many features that our old cart does not have.
5. Pool temperature – The recommended pool temperature for our type of pool use is 84-86 degrees. This means that our temperature of 86 degrees is within the range recommended by the Health Department and also the pool industry.
6. Waste Management has been contacted and will start twice a week trash pickup this week.
7. The delinquency list is very small and liens are being placed on delinquent units. There are 4 people in lien with the attorney now. One new lot is being added.

## COMMITTEE REPORTS

BEAUTIFICATION: Sallie Dunning – No report at this time.

CAMPGROUND: Renie Shaw – We have not had a campground committee meeting but here is an update. The 2012-2013 season has presented information of significance for our campground numbers at the present time.

- Emergency/Illness claimed four (4) RV guests
- Purchases of C.H.A. Lots, three (3) new members from seasonal Campers
- Unknown reason, two (2)

We all know that this is not unusual periodically. The Board of Directors is continuing to find ways to advertise in unique ways with less expense to the budget. We are trying to target first time prospective campers to Camper's Holiday RV Park.

We are excited to see that our efforts are benefitting all of Camper's Holiday Association. We welcome each new member in the condo and new campers in our RV Park. Have a Blessed Christmas and Happy New Year.

Norm added that he attended the Good Sam International RV Show in Daytona. He distributed our brochures and networked with other campgrounds. They, too, are finding less reservations, as are we. One association, Carefree RV Resorts, have deeply discounted their rates to get first time customers into their campground. We are looking ideas for something similar to distribute at the FMCA RV Rally in February.

TROOPS: Gail Cleaves – There were 44 boxes packed in Nov for both November and December. We received many decorations and goodies for the Holiday mailings. We are seeking additional donations for the January mailing, but we really don't need any crackers at this time.

## NEW BUSINESS

### **QPM Contract**

Our current contract with QPM is for \$3,000/month and the timeframe is Jan 1, 2012 through Dec 31, 2014, with a five percent (5%) increase each successive year. Over the past several years, we have negotiated with Mary White, CEO, to extend the contract for an additional year in order to keep the monthly rate the same. We would like to attempt the same negotiation this year in order to keep our costs the same.

**MOTION:** I make a motion to ratify the Board of Directors decision to negotiate the same rate for QPM's services in exchange for an additional year's length of contract. Motion made by Sue and seconded by Renie.

**MOTION to Modify by Howard:** I make a motion to modify the former motion in order to put the vote out to the entire membership. There was no second. Motion died due to lack of a second.

Original Motion carried 5-Yeas, 1-Nay.

### **Old Maintenance Cart**

Norm talked to Melissa's Golf Carts about our used cart. They would take the cart on consignment and sell it for us. We could establish a minimum price and they would sell it for the best price they could get. They would warranty the cart to the buyer and there would be no connection with Camper's Holiday. The value is between \$1,500-2,000.

**MOTION:** I make a motion to ratify the Board of Directors decision to take the old maintenance cart to Melissa's Golf Cart and have them sell it for us on consignment. Motion made by Sue and seconded by Tom. Motion carried unanimously.

**Flag Donation for the Annual Meeting:** We have received a Canadian flag. Anyone wishing to donate a US flag, please see Sue Flanagan.

**Summer Care of Lawns and Shrubbery:** We have added pampas grass and other plantings over the summer. We plan to move the small palm tree near the entrance sign when the weather is colder.

**Handbook of Rules & Regulations:** Sharon Coon & Shirley Harris have volunteered to assist in the revision.

**Speeding through the Park:** There have been several serious incidents with speeding in cars and golf carts throughout the park. One incident resulted in a golf cart being hit. There is no real way to enforce speeding. A note will be distributed to the entire park to heighten awareness of this issue (again!).

**NEXT MEETING:** Annual Meeting and Election is February 28, 2013 at 10:00 AM. There are 5 positions that will become available due to 5 board members terms being completed.

**ADJOURNMENT:** Motion to adjourn by Renie and seconded by Don. Meeting adjourned at 10:47 AM.

*Sue Flanagan*

Sue Flanagan  
Secretary