

**CAMPER'S HOLIDAY ASSOCIATION
BOARD MEETING
JANUARY 19, 2012**

The meeting was opened at 10:00 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, Ron Shaw and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: Established as agenda was posted on January 13, 2012, more than 48 hours prior to meeting.

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

PRESIDENT'S REPORT: Norman States

GENERAL COMMENTS

2011 was an exciting and very busy year for Camper's Holiday. When people returned to the park, we received many compliments as to the overall condition of the park. All of the improvements were made with a lot of team effort. Nearly one mile of sewage mains were relined under the watchful eye of Ron and Tom. Bill Trudell helped with the campground project which included repaving, digging up, protecting and placing cables deeper under each pad. Cable and WIFI were improved. Sue worked closely to meet all the deadlines and requirements established by FDEP. Jim worked with us in many areas, reviewing contracts, daily business transactions and tracking readings for our engineer.

Past - When we reflect back to 2009, when it became evident that the infrastructure of the park had been ignored for a long period of time, and the FDEP was contacted, putting the park under the control of all their requirements and deadlines, we were facing many challenges along with penalties and major fines for non-compliance of our sewage system. Hopefully, all the relining and engineering this past summer put most of that problem behind us. Thank you Sue, for your leadership during those challenging years and for your continuing efforts in working with FDEP.

Present – Many of our campers have expressed their gratitude and thanks for the excellent condition of the campground. Our focus now is to do what we can to bring additional campers to our park. Thanks to Jim Keller for initiating a letter sent to previous campers. We had a positive response to the letter. There was an increase in the number of groups visiting the campground last summer and they are scheduled to return this year. Remember, campers are our only customers. How we treat them plants positive or negative feelings about their camping experience at Camper's Holiday and whether they will return next year. You can help make their experience a positive one. Thanks to a great group of guys -- Ray, Russ, Tiny and others who plan and carry out activities. There were 62 at the campfire the first Saturday in January. Bob has several activities planned for this winter and spring. Last summer we mailed Norms News & Notes to help keep you informed. Thanks Sue for serving as editor. We implemented staff meetings with our employees over the summer months to help coordinate our work activities. We are looking forward to a great year.

Future

1. Replace entrance sign
2. Study leach field issue
3. Replace water supply risers
4. Pursue possibility of outside mail boxes
5. Renovate the office
6. Renovate the recreation hall
7. Painting
8. Plant new oak trees
9. Continue improvements on park appearance

STANDARDS: Clyde Banks

Inspections – four (4) units for sale since last meeting: A-60, B-10, B-38, B-42

Permits – fourteen (14) permits written for improvement: A-41 power pole; A-68 patio blocks; A-76 new porch; B-24 add new roof; B-52 new unit, move carport, pavers; B-53 raise shed and install siding; C-45 handicap ramp; C-62 patio blocks; D-29 screen room; D-36 repair roof; D-39 new roof; D-40 3 wall construction and new 12 x 35 porch; D-41 14 x 20 pavers; D-63 siding on shed.

ACTIVITIES: Bob Butler

Activities Cash

Date		Expenses	Collected	Balance
12-1-11				351.81
12-10-11	Holiday Dinner	746.97	850.00	454.84
12-12-11	RH Deposit	--	50.00	504.84
12-13-11	Breakfast	265.36	210.50	449.98
12-16-11	Golf Scramble	182.71	221.00	488.27
12-31-11	New Year's Eve	268.63	350.00	569.64
1-6-12	Golf Scramble	368.11	442.00	643.53
1-15-12	Ice Cream Social	114.77	92.70	621.46
1-16-12	Coffee Donations	--	25.00	646.46
1-19-12	Supplies	22.88	--	623.58

Valentine's Dinner/Dance – Feb. 14 from 5 PM to 8 PM. There will be dinner and music. Cost is \$8.50 pp.

SPECIAL PROJECTS: Howard Ewert

Post Office project – I am researching their documentation as we would like them to deliver to individuals at CH. They want to continue the current bulk mail procedure by dropping off trays of mail at the Gatehouse for us to sort and deliver.

MAINTENANCE REPORT: Tom Livecchi

Thanks to everyone for their encouragement while working on projects to better things for everyone at CH. We are planning a Clean-Up Day for Monday, February 13. We will have coffee and Danish at 7:30 at the Rec Hall. We hope to wrap up by Noon.

WiFi is still a work in progress. We are still striving to “get it right.” It is an affordable service primarily for owners and campers to check email and the internet. It is not a replication of DSL and should not be used for SKYPE, NetFlix, and other applications for streaming video or audio uses.

Lot Transfers 11-18-11 to 1-19-12

Lots added for sale: B-10, B-38, B-42

Lots sold: D-23

Lot A-60 was sold before it was even on the For Sale list.

There are currently 30 lots for sale.

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

One permit was given to C-14 to remove 5 pine trees.

Worms – Global Pest is waiting for word from Hernando County for permission to use the systemic application to trees over 18” in diameter.

RV Storage – folks need to renew again.

Rentals – if you have someone renting, we do need a form filled out so we know who is in the park and that you have authorized them to stay in your home. The Gatehouse has the authorization forms.

TREASURER’S REPORT: Renie Shaw

Financial Report

Current Assets – SunTrust & BB&T	\$ 48,005.21
Reserves – Bank of America & BB&T	\$ 65,591.31
Total	\$113,596.51

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

Just a reminder, you can arrange a quarterly automatic payment of your condo fees with BB&T. Our office has forms available; see our manager, Jim Keller, or me during business hours.

UTILITIES – WELLS – WWTF: Ron Shaw

The **sewer plant** is working well and the ponds are low. The average gallon per day inflow into the sewer plant is 15,000 with the drain field taking 7,000 gallons/day. Our engineer is monitoring the sewer plant and leach field results.

The **wells** are fine and the new chlorine pumps are giving a lot better flow of chlorine. We have a new chlorine distributor who claims that their chlorine is a better quality.

Sue added that the FDEP has done a reorganization and we have new representatives for both the sewer plant and the wells. The rep for the sewer plant is the same person that initiated our Consent Order contract with the FDEP in 2009. We are looking forward to their visit to see our progress.

SECRETARY’S REPORT: Sue Flanagan

Family Motor Coach Assn – We will be attending the RV Rally at the Hernando Airport as a vendor, hoping to gain campers by advertising Camper’s Holiday. We have reserved our booth, ordered a banner, business cards and refrigerator magnets as small giveaways. The Rally is on Feb 1 – 4.

(Blue) Handbook of Rules and Regulations – We have begun the process of revising our handbook. We want to do this in sections. Board Members have provided their input and I will be updating this portion. In addition, we would like to have a group of owners review the new updated handbook. Anyone interested, please see me.

Flea Market – per John Vleuten, the Flea Market will take place on March 3. John provided this update: “We do not want TVs and sofa beds. If you have clothes, please donate them to Daystar, Goodwill or another organization. If you have big items, please call 796-0954 and we will help put them away.”

Calendar Items – please provide to me by Friday, January 27. You can leave a note at the GH to be put in my mailbox or catch up with me around the park.

Murder Mystery Dinner Train – is an overnight bus trip to Ft Myers. Posters are on bulletin boards for more information.

Homosassa Butterfly House – Renie Shaw and Mary Elmer have both been there and they agree it is a wonderful experience. On both occasions, we have exchanged brochures. There are Butterfly House brochures in the Rec Hall and Pavilion.

Bible Study – is on Tuesdays at 2 pm in the Rec Hall.

PROPERTY MANAGER’S REPORT: Jim Keller

Propane - 3 companies have been contacted and are submitting proposals on our propane needs. Our current company charges a tank rental fee and all of the new companies waive that fee. Solid proposals will be available for the board very shortly.

Insurance - A new agent was contacted and can provide more coverage at a savings of about three thousand dollars. I will have exact figures this week.

Water saving program - Camper' Holiday is near peak occupancy and the inflow to the sewer plant is significantly down from the same period last year. This is due to several factors. First is the replacement of the clay laterals in the campground and section D and the lining of the entire main line of our sewer system. Water saving awareness, the installation of front loading washers, water saving toilets and other items such as faucet aerators have all contributed to decrease in flow to the sewer plant. This program needs to be continued until all owners have done everything possible to save water.

Coupon books - If you have not received your payment book please let me know in the office.

Election - We have fewer candidates than the number of vacancies therefore no election is needed. Tom Livecchi, Hank Meylan, and Norm States will serve 2 year terms. The remaining position will be appointed by the 2012 Board of Directors after the Annual Meeting.

Delinquencies – We have 2 units in Foreclosure which total approximately \$6,000. There are several others behind on their fees, 2 of which are estates.

COMMITTEE REPORTS

BEAUTIFICATION: Sallie Dunning – No report at this time, but there is a lengthy list of things to do.

CAMPGROUND: Renie Shaw – We are happy to report 54 RV guests are currently residing in the Campground. We have more now than at this time last year. This leaves 12 vacant sites. In the fall of 2011, we received notice from Camp Club USA that they were converting all active club members to Passport America through a joint team effort. Thus increasing selections of campgrounds and continuing the 50% off nightly camping. Camp Club USA members are Passport America members as of 2012.

We are planning a Meet & Greet with our camping guests in the near future.

POOL: No report. A volunteer is needed for the Pool Committee.

TROOPS: Gail Cleves & Donna Mikronis – No Report.

NEW BUSINESS

Dogs at Dock/Lake area – concerns have been raised about the dock area being used as a dog walk area. Dogs have been doing their duties in the area and owners not picking up the waste. A sign was created and posted. It was taken down due to folks wanting to have their dogs with them when visiting the dock area. We would like to reinforce cleaning up after your dog so that everyone can enjoy that area. In addition, we would like to post that no dog waste should be put in the trash can near the dock. Please take it back to your home or stop by one of the dumpsters on your way home.

Pool – there have been complaints about people eating and drinking in the pool area. Glass containers have been found in the trash can at the pool. If a bottle is broken, we must drain the pool and refill it. If someone cut themselves on glass, that would be a tragedy. In addition, we also have No Food signs posted. Please do not eat at the pool. It could make for additional cleaning and other costs. There is a picnic table just outside the pool for that purpose.

Sign at front entrance – we have had two sign companies give us bids on replacing the sign. It is deteriorating and looks pretty bad. Roger's Sign Company gave us a bid to replace the sign (unlighted) and the cost includes all of the permitting and engineering costs that Hernando County requires: ~\$3,100. The other bid was from a company in Sarasota and it was just for the sign; installation was not included: \$4,595. We are still looking into this.

New Chlorine Shed at Sewer Plant – the current wood shed which houses the chlorine tank is very moldy and dilapidated. It needs to be replaced.

MOTION: I move to ratify the Board of Directors' decision to purchase a new chlorine shed at the sewer plant in the amount of approximately \$650. Motion made by Ron and seconded by Hank. Motion carried unanimously.

Delinquent Condominium Fees – FL Statutes allow a condominium to suspend an owner's right to vote and use of common property if the owner is over 90 days delinquent. Although this statute is already in place, the Board of Directors must motion and vote for the Association to enforce it.

MOTION: I move that the Board begin to enforce Florida Condominium Law 718.303(3)-(6), F.S. which permits a Condominium to suspend a unit owner's voting rights and use of common property if the unit owner is delinquent in payment over 90 days. Motion made by Hank and seconded by Renie. Motion carried unanimously.

Una Grooms wanted to let everyone know that she miniaturized and laminated her living will and health surrogate documents at Hernando Litho. Her doctors will accept these documents, which are about the size of a credit card.

NEXT MEETING: Annual Meeting – Feb. 16, 2012 at 10:00 am. Our flags being flown by the shuffleboard courts need to be replaced. They are 4' x 6'. If you would like to donate one, please let a Board Member know. Thanks!

ADJOURNMENT: Motion to adjourn by Tom and seconded by Sue. Meeting adjourned at 11:24 m.

Sue Flanagan

Sue Flanagan
Secretary