

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-THIRD ANNUAL MEMBERSHIP MEETING
FEBRUARY 16, 2012**

The meeting was opened at 10:04 am by President Norman States.

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

PROOF OF NOTICE OF MEETING: Established as notice was mailed on January 17, 2012, more than 14 days prior to meeting.

MINUTES: The minutes of the Forty-Second Annual Membership Meeting have been approved as mailed to the membership.

MEMORIAL SERVICE: Reverend Ralph Miller

Camper's Holiday Members who have passed away since our last annual meeting are as follows:

Rocco Santora	Robert Holmes	Clarence Bateman
Shirley Campbell	Irene Jennings	Norma Quickle
Sherrill Sims	Wayne Singleton	Helen Oliver
Carol Mallery	Mary Lou Marx	Eleanor Orlowsky
Charles Gentry	Bob Comeau	Cliff Dwy
Mary Harris	Joan Smith	John Stalter

ANNUAL MEMBERSHIP MEETING: A quorum was not established for the Annual Membership Meeting. 127 owners either attended in person or mailed in their proxy. Had there been business to conduct needing a membership vote, we would not have had a quorum to do so. Thanks to the Sign-In Committee: Gina McClay, Janice Micklash, Gayle Reder, and Bob and Debbie Weekes

NEW BOARD MEMBERS: Since there were 4 positions available and 3 people placed a Letter of Intent on file, no election was needed. 2 year terms will be served by:

Tom Livecchi, Hank Meylan and Norman States

RETIRING BOARD MEMBER: Thanks to Ron Shaw for his dedicated service on the Board.

PRESENTATION OF COLORS

The American flag was donated by Audrey and Stephen Comeau in memory of Bob Comeau. The Canadian flag has been donated by Len & Gina McClay.

PRESIDENT'S REPORT: Norman States

GENERAL COMMENTS

With the help and involvement of many people, much was accomplished at Camper's Holiday in 2011. The biggest accomplishment was all the work done to help solve our sewage infrastructure problems. 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 field. It is very important that each person continue to conserve water.

Another major accomplishment was completion of all the campground improvements. We recently had a good meeting with our campers and they are enjoying the activities around the pavilion and campfire.

It has been good to see new owners and campers become active in park activities and volunteering. Many thanks to all who pitch in on work days, pick up leaves and debris, compact the dumpsters, work on beautification and decorating, conduct exercise classes, play music, coordinate CPR training, help with repairs and maintenance and maintaining our equipment, organize aluminum can collection, and other projects too numerous to mention. Thanks for helping to create a positive atmosphere in Camper's Holiday.

Future Goals :

- Minimize spending as much as possible to help increase reserve accounts
- Continue to resolve sewer plant issue
- Resolve gate problem
- Continue improvements on infrastructure
- Continue updating the handbook
- Upgrade Wi-Fi
- Pursue possibility of outside mailboxes
- Continue periodic newsletters

Thanks to Jim, our QPM Property Manager, for providing direction and assistance in many business decisions. Thanks to the board members who worked diligently to upgrade and improve our park. We are looking forward to a good year for 2012.

ACTIVITIES: Bob Butler

Activities Cash

Date		Expenses	Collected	Balance
				623.58
1-17-12	Breakfast costs	126.27	311.00	808.31
1-27-12	Bingo snacks, Golf scramble	485.11	252.00	575.20
1-29-12	Supplies	86.00		
1-31-12	Bingo snacks		74.00	563.20
2-3-12	Scrap metal fund		34.00	597.20
2-6-12	Bingo snacks		80.00	677.20
2-7-12	Scrap metal fund		69.48	746.68
2-7-12	RH deposit refund	25.00		721.68
2-8-12	RH deposit		25.00	746.68
2-10-12	Supplies – Bingo snacks, Valentine's Day & Golf Scramble dinners	616.00		
2-13-12	Bingo snacks		152.00	
2-14-12	Valentine's Day dinner		374.00	
2-17-12	Golf Scramble dinner		252.00	982.93

STANDARDS: Clyde Banks

Inspected 2 units for sale: D-68 and D-67 (which will be torn down)

Permits: B-05 Repair roof & replace one window; B-23 Enclose screen porch; B-29 500' of pavers; C-27 Plumbing installation; D-08 Roof over and replace three windows.

SPECIAL PROJECTS: Howard Ewert

US Postal Service (USPS) – This special project is intended to explore the possibility of changing the USPS delivery arrangement with CH, so that the USPS would deliver mail to a separate mailbox for each of the 300 units at CH, instead of the current arrangement where USPS delivers all the mail to CH in one container and CH staff sorts it out to each CH residents individual mailbox.

I have conducted significant research into the relevant policies of the United States Post Office, looking for printed policies on this topic, policies that the USPS should use to decide whether or not they will authorize this change. I am disappointed to report that I have NOT been able to find definitive specific printed policy on this matter. Maybe I have simply not been able to find it, or maybe there is no specific printed policy. More research needs to be done in this regard.

In a circular and non productive loop, I have contacted the USPS general information office to obtain policy information, who sent me to Sun Coast Consumer Affairs, who sent me back to the local post office, which has historically opposed the change we request but has not provided any valid reason.

The financial reasons for the proposed change are important, but may not really be the predominant issue on which to decide the course of this potential change. We may want to issue a survey to the owners for their input.

SECRETARY'S REPORT: Sue Flanagan

CPR & AED class on Friday, February 24 @ 1 pm. Cost is \$25 and CH is picking up half the cost. Sign up in the blue book at the Gatehouse.

Campers Meet & Greet – we met with 32 campers on Thursday, February 9. They had many compliments, i.e., thanks for the paved sites, new landscaping up by the Gatehouse, free cable and Wi-Fi, and especially for the clean bathrooms in the campground. They also had a wish list which we will work on or look at: dog run, yellow lines dividing the site into two sites, trees trimmed of dead wood, bike rack at the Rec Hall, bigger bulletin board, etc.

Flea Market – is Saturday, March 3, from 8:00 am to 12:00 Noon. Bake sale items are welcome. Please bring them to the Pavilion on Friday, March 2 between 10:00 am and 4:00 pm. The front gate will be closed Saturday morning until the sale is over. Please use the emergency gate in the RV Storage area. We need volunteers to help price on Wednesday, February 29 at 9:30 am. Meet at the Pavilion. We will also need help at 6:30 am on the day of the sale for set up. Leaf wagons will be unavailable February 28 to March 6.

Family Motor Coach Association RV Rally – we feel we had a successful booth at the rally. Cost was \$1,094.35 and approximately half of that was for our banner, business cards and refrigerator magnets (giveaways). We have enough left for a future show so those costs will not be incurred. We had some ah-ha moments: many local folks were made aware of us; groups as large as 60 were interested in our park for their future rallies; since we are so close to the airport, many folks actually came over to view our park; we took on additional daily reservations prior to and after the rally; we hope to capitalize on future reservations, gaining monthly guests and more groups.

Telephone Scam – don’t fall for the Jury Duty Scam. SCENARIO: The phone rings, you pick it up, and the caller identifies himself as an officer of the court. He says you failed to report for jury duty and that a warrant is out for your arrest. You say you never received a notice. To clear it up, the caller says he’ll need some information for “verification purposes” – your birth date, social security number and maybe even a credit card. This is when you should hang up. It’s a scam. Bottom line: **Protect yourself – never give out personal information when you receive an unsolicited phone call.**

MAINTENANCE: Tom Livecchi

Maintenance - Thank you for those who continue to help with leaf collection and our clean up days. It makes the park look so much better. We have another clean up day scheduled for Monday, March 13. We would appreciate it if smokers stepped out from the under hang in front of the Rec Hall entrance. When someone opens the door, smoke comes in and is hazardous to those with lung conditions. Thanks!

Cable – if anyone has any questions or issues, let me know. It seems we are OK now with cable.

Wi-Fi – We are still having some issues with Wi-Fi. We continue to state that Netflix, You Tube, SKYPE, and other streaming programs are using up the resources and limiting others from using Wi-Fi. Once again, our Wi-Fi was installed for accessing email and the internet. If you need other services, you should subscribe to another service. Hernando County is installing Wi-Max, similar to DSL (high speed), at the airport. The first wave will reach approximately 22,000 homes/businesses within a 3 mile radius. Norm States has contacted the appropriate person to let them know we have the tall tower near the Office and we would be interested in putting up one of their devices as they expand in the future.

Lot Transfers 1-19-12 to 2-15-12

Added (1)	D-68
Sold (7)	A-60, B-17, B-18, B-56, C-31, D-67, D-68

There are currently 28 lots for sale.

CAMPGROUND/PERMITS: RV STORAGE/RENTALS: Hank Meylan

Rentals – please turn in your authorization forms so we are aware that you have authorized someone to be at your home and so we know who it is.

Tree permits – one to remove 6 water oaks. Trees were either dead, blocking door to building, or restricting use of lot for parking.

RV Storage – there are several unidentified items in this area; 2 car dollies and a cargo trailer, which need to be moved to the Maintenance storage area.

Campground – there are some trees that need to be cleaned up, either dead wood, trash trees, or some that need to come down, due to interference with slides, awnings, etc. We plan to replace those removed with live oaks.

Worms – unfortunately the chemical company would not guarantee the chemical, leaving Global Pest Control liable. We will use another chemical, however, the price changed from \$20 to \$70-\$75 per tree. Global Pest has agreed to eat some of the cost and will do the trees for \$60 per tree. Owners can still take advantage of this offer. For those who originally signed up, a note will be put in their mailbox to them to say Yes or No to proceed with treatment. Hank will visit the common grounds to come up with a number of live oaks. See motion made in Organizational Meeting.

TREASURER'S REPORT: Renie Shaw

The motion passed by the Board at the February 3, 2012 Special Meeting to correct the Water & Sewer Reserve and Road Reserve negative balances are the process of being corrected by our bookkeeper. The December, 2011 Balance Sheet corrections will be posted on the Recreation Hall bulletin board and Camper's Holiday website.

We just received a check in the amount of \$841.97 for about one month's collection on washers and dryers. All we have to supply is electric, gas and water. Commercial Laundries supplied us with new water saving washers and dryer; they maintain all units and they cleaned and painted all laundry rooms at their expense. We owe Jim Keller a big thank you for such a nice contract.

You can arrange an automatic payment of your condo fees with BB&T. Our office has forms available. See our manager, Jim Keller, or me during business hours. In addition, there is a form in your coupon payment book that can be sent in with a voided check.

UTILITIES: Ron Shaw

The sewer plant is doing as good as expected. The ponds are fine. We have one set of sprayers working and we are working on another set in Pond 3. We continue to compile daily results for the engineer on the drain field.

The wells are good and all tests are coming back good. The air pump on top of the water storage tank will be changed out this summer.

Burned out florescent lights can be left in the maintenance area for disposal.

PROPERTY MANAGER'S REPORT: Jim Keller

We are at 79% occupancy for our 300 sites. We need to continue to conserve water, even though our wells and sewer plant are currently in good shape.

I understand that there was a question about Camper's Holiday's name at the last meeting. We are incorporated (since 1971) and we are a Not-For-Profit corporation. Our official name is Trustee Corporation of Camper's Holiday Corporation, Inc.

Proxies are an important part of an Annual Meeting. If there had been a vote needed on an issue, we would not have been able to conduct the business since there were not enough owners either in attendance or who had returned their proxies.

Some of the things I've done to save Camper's Holiday money:

- * Obtained insurance with new agent at a savings of about \$4,000.00.
- Audit: Obtained a full audit at a price of \$5,600.00 versus \$11,000.00 with old auditor. \$3,800.00 for a review.
- Instituted an aggressive collection policy: liens and started foreclosure on delinquent lot owners. (2 foreclosures and 2 liens)
- Instituted a water conservation program saving money in water and sewer costs.
- Suggested to the board we use excess heat from Television room to heat the office during the winter months.

- Suggested we hire Commercial Laundries as our laundry service provider. Thus decreasing water usage and eliminating our involvement in the laundry monies. Negotiated with Commercial Laundry to paint our laundry areas for free.
- Suggested we hire Waste Management to handle our trash, eliminating our maintenance salaries and mileage and truck expenses.

Things I've done to promote our park.

- I put our RV Park on Craig's List.
- Distributed brochures to RV dealers and Camp- A-Wyle campground in Brooksville. (Manger stated they only have 7 transient sites and glad to refer overflow to Campers Holiday)
- Worked with Board of Directors on other advertising avenues with the ultimate goal of filling our RV Park.
- Initiated a letter to all the campers that have stayed at Campers Holiday in the past five years to come back to CH and enjoy our updated campground and our friendlier attitude.
- Redesigned the Camper Holiday brochure emphasizing Free WI-FI and Cable, TV.
- Attended FMCA rally and represented Camper's Holiday.

Other things I do:

- Take pictures of ongoing projects and e-mail to Sue Flanagan for posting to our website.
- Provide delinquency reports to the Board of Directors.
- Provide monthly financial statements to the Board of Directors.
- Do inspections and issue violation letters to persons violating Campers Holidays rules.
- Provide population percentage to Board of Directors.
- Had Recreation Hall floors waxed.
- Provide Board of Directors rainfall statistics.
- Develop a budget, do the copying, and mail budget information to all lot owners.
- Do all paperwork required for annual meeting and election of officers.
- Over see any ongoing projects occurring on the property.
- Advise board of any money saving possibilities such as, more efficient lighting, waterless urinals, and energy efficient hand dryers versus money wasting paper towels, water conservation issues, or better insulation in our wintertime-heated areas, etc.
- Advise Board of Directors of the current laws regarding condominiums.
- Provided campers with a list of local restaurants.
- Looking into new source of propane.
- Obtaining proposals on new entry and exit gates.

COMMITTEE REPORTS:

Beautification: Sallie Dunning

The pond at the entrance is gone, due to lack of care during the summer. Rich, my husband, and I removed it. In its place are 3 rose bushes that will bloom all summer.

John Vleuten has power washed many items around the park, including the blocks around the entrance. John and Rich replaced the broken blocks and reset them.

The wall and planters at the Rec Hall have been power washed and painted. The pots have been planted with new flowers.

The blocks at the maintenance area have been power washed and two camellias have been planted. All dead wood (from the frost) has been trimmed from bushes and some small trees.

Plants have been purchased for the pots at the pool. There is a cigarette butt container at the pool. Please use it, not the planters.

I would like the Board to consider removing the cement at the lake, near the dock, and putting some river stone in there to make it more pleasing to look at.

If anyone has a new idea, please let me know.

Campground: Renie Shaw Covered topics throughout the meeting previously.

Troops: Gail Cleaves No report at this time

ADJOURNMENT: Motion to adjourn by Ron and seconded by Hank. The vote was unanimous.
Meeting adjourned at 11:35 am.

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-THIRD ANNUAL ORGANIZATIONAL MEETING
FEBRUARY 16, 2012**

The meeting was opened at 11:40 am by President Norman States.

ROLL CALL: Clyde Banks, Bob Butler, Howard Ewert, Sue Flanagan, Tom Livecchi, Hank Meylan, Renie Shaw, Ron Shaw, and Norm States. Quorum established from previous meeting.

Jim Keller announced that no election was necessary since there were 4 positions open and 3 people put in their Letter of Consent to run for a position. Tom Livecchi, Hank Meylan, and Norman States will serve for the next 2 year term.

An Election of Officers was held by secret ballot among the Board Members. Results are:

President	Norm States
1 st Vice President	Tom Livecchi
2 nd Vice President	Hank Meylan

Utilities Director – Don Gelinas has consented to the Board of Directors Utilities Director over the wells and sewer plant.

MOTION: I make a motion that Camper's Holiday Board of Directors' approve the appointment of Don Gelinas as Utilities Director. Motion made by Renie and seconded by Tom. Motion carried unanimously. Don Gelinas took his seat on the Board of Directors.

Board Member Assignments will continue as in the past:

Activities	Bob Butler
Maintenance	Tom Livecchi
Standards	Clyde Banks
Campground & Permits-	
Trees, RV Storage, Rentals	Hank Meylan
Secretary	Sue Flanagan
Treasurer	Renie Shaw
Special Projects	Howard Ewert
Utilities-Wells & WWTF	Don Gelinas (newly installed)

QPM Contract – QPM has agreed to keep the cost of our contract the same as 2011, in return for an extension of one year. This would save CH approximately \$1,800 in 2012. The new contract is from Jan 1, 2012 to Dec 31, 2014.

MOTION: I make a motion to ratify the Board of Directors decision to sign a new 3 year contract with QPM from Jan 1, 2012 to Dec 31, 2014 in order to save approximately \$1,800 in 2012. Motion made by Sue and seconded by Renie. Motion carried by a vote of 6-ayes and 1-no.

Worms – chemical treatment. As discussed earlier by Hank, the price per tree has changed from \$20 to \$60 due to the chemical company backing out as they would not guarantee the treatment. We have found a different chemical to use. Since we made a motion at the February 3 Special Meeting, we will revise it here.

MOTION: I move that Camper's Holiday Association pay for the chemical treatment of worms on live oaks on common ground in the maximum amount budgeted of \$3,000. Motion made by Hank and seconded by Renie. Motion carried unanimously. We will reopen motion if we need a few more trees to be treated.

Please, if you are driving your golf cart at night, please use your lights. We've observed folks driving at night without lights. Thanks!

ADJOURNMENT: Motion made by Renie and seconded by Clyde to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 12:02 pm.



Sue Flanagan
Secretary