

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-FOURTH ANNUAL MEMBERSHIP MEETING
FEBRUARY 28, 2013**

The meeting was opened at 10:02 am by President Norman States.

ANNUAL MEMBERSHIP MEETING: A quorum was not established for the Annual Membership Meeting. 128 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: Mary Elmer, Gina McClay, Billie Meylan, and Dianne Saunders.

PROOF OF NOTICE OF MEETING: Established as notice was mailed on January 29, 2013, more than 14 days prior to meeting.

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

MINUTES: A motion made by Renie and seconded by Don to waive the reading of the Forty-Third Annual Membership Meeting was approved unanimously. The minutes of the Forty-Third Annual Membership Meeting have been approved as mailed to the membership.

MEMORIAL SERVICE: Reverend Ralph Miller

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

Chuck Behrens	Elroy Mattson
Shirley Bergeron	Madalene Nowell
Germain Filion	Grace Short
Don Fish	Rita Short
Eileen Gillespie	Don Sturdevant
Jack Henry	

PRESENTATION OF COLORS

The American flag was purchased by Camper's Holiday. The Canadian flag was donated by Bob and Dianne Saunders. Thank you to Mike Roach who ensured our national anthems were heard by everyone.

PRESIDENT'S REPORT: Norman States

General Comments

2012 will no doubt be remembered as the year of the flood in Camper's Holiday. Although we were required to spend considerable time dealing with federal, state and local agencies in certain areas to overcome the devastation from the flood, we still managed to see projects completed that improved the overall appearance of the park. The sign was refurbished, trees planted, improvements made in the

office, stockade fencing installed in the maintenance area and a pet exercise area developed. With the employment of an individual in maintenance capable of making skilled repairs, many of our major repairs/maintenance were completed in house. By increasing the use of a preventative maintenance program, the life of our equipment should be extended.

The public relations program started in 2011, continued throughout the year. Direct mailings to northern campgrounds, developing extensive email lists, FMCA rally participation, promoting daily rentals and group camping, special rates and direct contacts have resulted in increased campground rentals. We anticipate increased campground reservations through 2013.

Improvements in the campfire area and an increase in participation in the nightly campfire has helped make our campers' stay in our park a more enjoyable one. We recently met with our campers and they expressed their appreciation for the improvements that were made in the campground area.

Many thanks to all the volunteers who helped with the flood clean up, participated in park beautification projects and helped with all the holiday decorations. Also, thanks to those who provide music, movies, campfires and other activities that help create a pleasant atmosphere around the park.

Future Goals:

- Continue to resolve sewer plant and water treatment plant issues
- Continue making improvements on buildings
- Continue updating the handbook
- Pursue possibility of relocating mailboxes inside the park
- Continue periodic newsletters

Thanks to Jim, our QPM Property Manager, for providing direction and assistance in many business decisions. Thanks to all our board members who have been willing to serve on the board. We look forward to good year in Camper's Holiday.

STANDARDS: Clyde Banks

Thanks to Tom Livecchi for handling Standards for me. Tom did the following Standards.

Since 12-07-2012, there have been 28 permits issued: A-03 Windows, A-10 Carport & New Shed, A-18 Windows, A-20 Sun Room, A-28 Carport & Patio, A-60 Roof, A-67 Pavers, A-68 Pavers, B-04 Front Door & Roof, B-16 Used Park Model & Roof, B-20 Room Addition, B-23 Roof for Carport & Windows, B-44 Pavers, C-04 Shed & Carport, C-21 Roof & Windows, C-58 Pavers, D-12 Gravel, D-26 Demolition, D-28 Replace Ext. Door, D-29 Roof Repair, D-43 Screen Room, D-69 Deck, D-70 Gravel, D-82 Park Model & Room Addition.

Since 12-07-2102, there have been Standards done on two properties for sale: A-59 & A-73

SPECIAL PROJECTS: Howard Ewert

Nothing to report on the USPS project.

ACTIVITIES: Bob Butler

I will be posting various upcoming functions: SkyMed Presentation, Sam's Club visit, All-U-Can-Eat Pizza, All-U-Can-Eat Omlettes, Easter Dinner, Michigan Pot Luck and possibly Golf and Bingo Dinners.

Activities Cash

Date		Expenses	Collected	Balance
3-26-12				1038.11
12-8-12	Sam's Club	171.81		866.30
12-31-12	New Year's Eve Band/Entertainment	600.00		266.30
12-31-12	Income from tickets & raffle		1023.61	1289.91
2013				
2-3-13	50/50 raffle		83.00	1372.91
2-9-13	Spring Fling	500.00		872.91
2-9-13	Ice Cream Social	90.00		782.91
2-19-13	Campers Meet & Greet Donuts	40.45		742.91
2-27-13	Annual Meeting Cookies	72.45		670.01

SECRETARY'S REPORT: Sue Flanagan

CPR & AED class on Tuesday, March 5 @ 10 am. Cost is \$25 and CH is picking up half the cost. Sign up in the blue book at the Gatehouse.

Flea Market – is Saturday, March 2, from 8:00 am to 12:00 Noon. Bake sale items are welcome. Please bring them to the Pavilion on Friday, March 1 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 will need help at 6:30 am on the day of the sale for set up. Leaf wagons will be unavailable February 27 to March 5. This is the last year that John & Linda Vleuten will be managing the Flea Market. We hope someone volunteers for the event going forward.

MAINTENANCE: Tom Livecchi

Maintenance – Things are going well with Maintenance. We have improved the appearance of the park.

Wi-Fi – We heard from the campers that WiFi wasn't working properly. Along with Bob Saunders we resolved the issue. We contacted AT&T who provided us with a combination modem and router. It was installed and is working well according to the campers. (See note under Campground Committee.) We hope to do the same for the owners. Una Grooms mentioned that she sent a letter to Norm regarding WISP. The cost could be up to \$5,000 and \$100 per individual owner. We really don't want to spend additional monies at this time. We are still hoping for Hernando County to use our antenna by

the Office to install Wi-Max. AT&T does have an internet only offering at a special price of \$19.95 per month for 6 months.

Cable TV Guide – The cost for a guide is exorbitant and you would see every channel that is displayed, not just Camper's Holiday. There is a website: www.zap2it.com that has Camper's Holiday's channels listed. Put in our zip code and it will display what is showing.

Lot Transfers – 6 were added to the For Sale list since 12-7-12: A-59, B-25, B-45, B-46, C-06, D-26. Sold: A-59. There are currently 32 lots for sale.

CAMPGROUND/PERMITS: RV STORAGE: Hank Meylan

FMCA Rally – We attended the rally again this year. We introduced our park to many local and long distance RVers. We have seen an increase in camping revenue from the rally and during the summer months. Our occupancy rate increased immediately after the rally with 64-65 of our sites being full. We have decided not to increase our camping rates for 2013.

RV Storage – Please contact me before parking if you do not have an assigned site. 2 cargo trailers parked without an assigned site.

Permits to park camper on lot – 1 permit to A-38 from 2-10-13 to 2-24-13

Trees – No permits issued since returning. I will be issuing a permit for B-30: 14" oak less than 14" from home needs removal. Also C-31 tree needs work. Near the front gate, a water oak looks sick. The playground has 2 pines that need to be removed.

Worms – Tree treatment will be done on Monday, March 4.

TREASURER'S REPORT: Renie Shaw

Financial Report – December 31, 2012

Current Assets – SunTrust & BB&T	\$ 21,166.92
Reserves – Bank of America & BB&T	\$160,321.83
Total	\$181,488.75

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.

You have an opportunity to arrange 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: Don Gelinas

Sewer Plant

The Department of Environmental Protection (DEP) – Sewer Division inspected the Wastewater Treatment Facility on Jan 8. Several minor items were identified as requiring correction. We had an open-ended pipe and a “keep off the grass” sign needs to describe a specific condition.

In October, we applied to have an inconsistency in our permit changed. The capacity of the drain field is currently permitted as 7,500 gallons on any day. We requested a change to 7,500 gallons per day as an annual average. The permit is still awaiting review by a DEP supervisor.

Wells

The DEP – Water Division has reviewed our current flushing plan. Normal sampling is done annually. However, if lab results are above the maximum containment level (MCL), the DEP requires quarterly testing. Norm States mentioned that the DEP changed their standards making them more stringent.

Florida Rural Water Association (FRWA) assisted us with a “flushing plan” that the DEP approved as corrective action. We have administered the flushing plan and it has not totally resolved the issue.

Dave Kingsbury and Norm States went to a water bottling plant that is currently out of business and looked at their filters. We are investigating the possibility of purchasing the filters. We feel that a filtering system may be a better solution rather than adding another chemical to the well house and our water.

Lastly, the well house pump was replaced. There was little, if any, down time as Well 2 took over.

PROPERTY MANAGER’S REPORT: Jim Keller, LCAM

1. Our insurance renewed in January. Law and Ordinance coverage was added which gives us coverage to rebuild to current building codes. General = \$8,386, D&O = \$3,600, Truck = \$1,500: Total \$13,486.
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 in the office.
3. We have changed collection attorneys to Robert Tankel who charges nothing until the case is finished. The delinquency list is very small. 7 are delinquent and 5 are in lien/foreclosure.
4. I recommended an All Terrain Vehicle to the BOD to replace our failing maintenance cart. 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 warranty and was totally paid for from reserve funds not the operating account.
5. Waste Management has started twice a week trash pickup and it will continue until the snow birds will go home when trash pickup will return to once a week.

6. I have worked closely with the BOD trying to find cost effective methods of promoting our business, the campground. I have put 2 ads on Craig's list and update them every couple of days. We have also sent emails to other campgrounds in Michigan and other northern states.

COMMITTEE REPORTS:

Beautification: Sallie Dunning

Another year of clipping, cutting, planting, mulching, etc. I haven't planted any of the pots yet as I am waiting for the cold snap to be over. I will plant the Rec Hall, Pool, and Gatehouse in another week. I want to thank Norm for going ahead and purchasing the grasses, trees, and Crepe Myrtles that are planted around the park. Any suggestions are greatly appreciated.

Campground: Renie Shaw

On February 19, 2013, we had our Campers Meet & Greet in the Pavilion with coffee and donuts served. There were 25 campers present and they were happy to be here. The only complaints were "No WiFi" and "Dog Poop." We were given a combination modem and router by AT&T and it was installed. The WiFi is working well according to the campers.

As for the "Dog Poop" problem, several made comments:

- It's hard to police a responsibility – Dog Owners, be they campers or condo members, share that responsibility.
- Pictures are worth taking and reported to the BOD through our Gatehouse staff.
- Person who is caught shouldn't mind being reminded of their responsibility
- The Rules & Regulations cover these issues very specifically.
- Calling all dog owners, please pick up after your dog and dispose of it properly.

The committee feels that their job has come full circle now. We have a good campground and at this time I would like to present a motion to the Board of Directors.

MOTION: I make a motion to discontinue the Campground Committee. Motion made by Renie and seconded by Sue. Motion passed, 8 yeas, 1 nay.

Troops: Shirley Harris for Gail Cleaves

25-30 were mailed this month. We still need donations. A list of what is needed is posted on the bulletin board by the Rec Hall and at the Gatehouse.

MOTION: I move that Camper's Holiday Association pay for the chemical treatment of worms on common grounds trees in the amount of approximately \$3,000. Motion made by Hank and seconded by Renie. Motion carried unanimously.

MOTION: I make a motion to ratify the Board of Directors decision to have William Demers Company complete our 2012 tax returns and conduct an audit for 2012. Motion made by Renie and seconded by Sue. Motion carried unanimously.

MOTION: I make a motion to research the physiology of raising and not raising the pool temperature and asking the pool users. Motion made by Howard and seconded by Clyde. A voice vote was taken. Clyde-yea, Bob-yea, Howard-yea, Sue-nay, Norm-nay, Don-nay, Tom-nay, Hank-nay, Renie-nay. Motion did not carry.

NEW BOARD MEMBERS: Jim Keller announced that no election was necessary. There were actually 6 candidates who submitted their Letter of Intent to run for the BOD. One candidate was ineligible since they were 90 days delinquent in their condo fees. The other 5 people, Bob Butler, Howard Ewert, Sue Flanagan, Len McClay, and Renie Shaw, will serve for the next 2 year term.

RETIRING BOARD MEMBER: Thanks to Clyde Banks for his dedicated service on the Board.

ADJOURNMENT: Motion to adjourn by Clyde and seconded by Don. The vote was unanimous. Meeting adjourned at 10:50 am.

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-FOURTH ANNUAL ORGANIZATIONAL MEETING
FEBRUARY 28, 2013**

The meeting was opened at 10:51 am by President Norman States.

ROLL CALL: In attendance: Bob Butler, Howard Ewert, Sue Flanagan, Don Gelinas, Tom Livecchi, Len McClay, Hank Meylan, Renie Shaw, and Norm States. Quorum established.

MINUTES: Correction to Organizational Meeting Minutes of February 16, 2102

MOTION: I make a motion that the Organizational Meeting Minutes of February 16, 2012 be corrected to remove the name of Ron Shaw from Roll Call as he had retired from the Board of Directors at the 43rd Annual Membership Meeting on 2-16-2012. Motion made by Sue and seconded by Renie. Vote passed unanimously.

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	Sue Flanagan

Board Member Assignments:

Activities	Bob Butler
Maintenance	Tom Livecchi
Standards	Howard Ewert
Campground & Permits- Trees, RV Storage	Hank Meylan
Secretary	Sue Flanagan
Treasurer	Renie Shaw
Special Projects	Len McClay
Utilities-Wells & WWTF	Don Gelinas

ADJOURNMENT: Motion made by Sue and seconded by Don to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 12:00 noon.

Sue Flanagan

Sue Flanagan
Secretary