

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS AND BUDGET MEETING
NOVEMBER 7, 2013**

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, Len McClay, Hank Meylan, Renie Shaw, and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: The Budget Meeting Notice was mailed earlier than the two weeks prior required time frame.

MINUTES: The minutes of the August Special Assessment Meeting have been approved as distributed.

PRESIDENT'S REPORT: Norman States

Work this summer revolved around meeting the new requirements established by FDEP pertaining to drinking water and expanding the WWTP leach field. Don and Tom will provide details on those projects. Work on insulating the "F" section bathroom ceilings, replacing electrical wiring, installing vinyl ceilings and hand dryers in the bathrooms has been completed. We anticipate the insulation will result in substantial fuel savings.

The biggest challenge this summer was the flooding. Flooding resulted in damage to approximately 80 units in "D" and "A" sections. News of the flash flood resulted in many unwanted news reporters and county/state agencies visiting our park. Because the county became involved, there were 23 units "red tagged." Although we had previously met with "SWFWD" concerning the potential flooding issue, the recent flooding provided us with the opportunity to bring the problem to the forefront. Tom and I, along with two representatives from the Woodland Retreat community, met with county and "SWFWD" officials to present a plan that we believe will help resolve some of our flooding issues. Subsequently, the county did remove blockage from one area in the canal. Additional meetings were held, and we will continue to pursue further resolutions that will help with the flooding issue.

We experienced an increase in group camping during the summer months which resulted in an increase in income from our campground. We will continue promoting the park to groups during the winter months as space permits. The public relations program started in 2011 appears to be making a difference in the area of group camping.

Thanks to board members who kept in contact during the summer months to help with the decision making process in the operation of our park.

VICE PRESIDENT'S REPORT: Tom Livecchi

Leach Fields: The leach field has been repaired and additional laterals have been added to handle effluent waste water from the sewer plant. A request has been submitted to the FDEP to allow Camper's Holiday to increase the amount of effluent water that can be placed in the leach field. We may receive an increase from 7,500 gallons averaged annually up to 9,500 – 10,000 gallons.

A French drain is being installed on the west side of the leach field to divert rain water away from the leach field. When that work is completed, sod will be installed where needed.

Two additional leach fields are being installed: one to handle the back wash water from the new water filters being installed and a smaller leach field to handle back wash water from the pool filters. Sod will also be installed in these areas as soon as the work is completed on the leach fields.

Lot Transfers 2-12-2013 - 11-7-2013

Lots Sold (4): A-57, C-12, D-37, D-66

Lots Added to For Sale List (11): A-32, A-41, B-43, B-58, C-12, D-11, D-44, D-54, D-71, D-75, D-79

Lots Removed from For Sale List (3): B-08, B-45, B-46

There are currently 34 lots for sale.

Tree Permits (for Hank Meylan) 2-12-2013 - 11-7-2013 Two permits were issued: B-51 and C-09

Property Permits (for Howard Ewert) 2-28-2013 - 11-7-2013

Permits Issued (9): A-20 Gutters, A-72 Insulation, B-16 Gravel, B-36 Carport, C-12 Pergola, C-27 Roof repair, C-56 Pavers, D-54 Demolition, D-82 Ramp

Standards/For Sale: A-32, A-41, B-43, B-58, C-12, D-11, D-44, D-54, D-71, D-75, D-79

Cable: Due to the recent flooding of Section “D” and portions of Section “A” caused by a tropical storm, sever cable TAPS had to be cleared of flood water. Unlike tropical storm Debby in 2013, cable TAPS were not destroyed but required servicing to restore cable service to those homes that were affected.

WIFI: New WIFI repeater inverters were installed in all CH repeaters. While these enabled all repeaters to access WIFI, the service level is not satisfactory, but is the best that we can do with the equipment we can afford. Additionally, AT&T does not have any additional DSL lines available to CH residents. There simply are no trunk lines available. Anyone wishing to have better service may want to consider getting a HOT SPOT from AT&T.

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 many water saving devises available at NO CHARGE.
3. We have changed collection attorneys to Robert Tankel. Attorney Tankel has foreclosed on one property and has liens on 4 others, one of which is headed to foreclosure. C-48 will be up for sale under a sealed bid process. Everyone will receive a flyer notification and bidding form with the notice of Budget approval.
4. I recommended that Excelerator hand dryers be purchased for the “F” bath. They have been purchased and will be installed shortly. These hand dryers save 95% over the cost of paper towels.
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 will be contacted and start twice a week pickup as soon as our population warrants an increase in pickups.

7. The delinquency list is very small and liens have been placed on all delinquent units.
8. I take readings of the pond levels in the sewer plant and the lake level and report same to our engineer and our Board of Directors.
9. I worked on the 2014 budget with Norm States and Renie Shaw and have presented the proposed budget to the BOD for approval.
10. I would just like to say that this is the best and hardest working BOD of the all properties that I work at.

TREASURER'S REPORT: Renie Shaw

Financial Report

Current Assets – SunTrust & BB&T	\$ 33,863.27
Reserves – Bank of America	\$206,626.65
Total	\$240,489.92

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

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, a form is included in your coupon book.

SECRETARY'S REPORT: Sue Flanagan

Waste Water Treatment Plant – Our current permit expires in March, 2014. Our engineer has submitted our application and all the appropriate documentation to the FL Department of Environmental Protection (FDEP). On October 21, the FDEP notified us that the application is complete and processing will continue.

Proxy Votes – The August, 2013 Special Assessment Meeting Minutes reflected that we did not receive the required 2/3 (200) to pass either vote. Proxies are effective for 90 days. Since that time we have received additional proxies.

VOTE on 12 foot and 14 foot Park Models: PASSED – 117 Yes, 30 No

VOTE on Allowing 2 pets: DID NOT PASS – 94 Yes, 112 No

Now we can continue with the update to the Handbook of Rules and Regulations. I'd like to thank Sharon Coon and Shirley Harris for their help with this project. They also got 2 bids on the cost of printing copies of the handbook.

CALL-EM-ALL – is an automated service we will subscribe to for notification of members in the case of emergency. We provide the company with your name and one telephone number. They will broadcast a message to those telephone numbers. If you need a form to sign up, they are available at the Gatehouse.

FMCA RV Rally – We have submitted the registration forms for the rally which will take place Jan. 30 through Feb. 2.

MOTION: I make a motion to ratify the Board of Directors decision to secure a vendor booth at a cost of \$372.00 for the Family Motor Coach Association RV Rally in Jan, 2014. Motion made by Sue and seconded by Renie. Motion carried unanimously.

ACTIVITIES: Diane McAdams for Bob Butler

Veterans Day Celebration: Sunday, Nov. 10 @ 2:30 PM. Meet at dock on the lake.

Thanksgiving Dinner on Nov 28 @ 1:00 PM. Cost is \$7.50 per person. Sign up in the Blue Book by **Friday, Nov 16**. Tickets will be sold by Shirley Harris and Sharon Coon.

Please let me know if you are interested in volunteering for future events. I'm asking for email addresses so you can be quickly contacted. Thanks!

STANDARDS: Howard Ewert Tom Livecchi reported for me in my absence.

WWTF/WELLS: Don Gelinas

As Tom mentioned, the leach field update has been completed. There are pictures of the huge tree roots that were removed in order to install the leach field. I believe the roots were about 12' across and weighed about 6,000 lbs. The Maintenance guys did a fantastic job with the F Bath, installing the new blow dryers and ceilings. Bill also did a great job in getting the sewer plant and surrounding area ready for the FDEP inspection that they required for the permit renewal.

SPECIAL PROJECTS: Len McClay

- F.D.E.P. regularly tests the consumable water of Campers Holiday. Back in 2009 the Florida Department of Environmental Protection, or F.D.E.P., changed the allowable levels of THMs (Trihalomethanes) which are a by-product created by the chlorine used for disinfection of our consumable water.
- We had 2 options available, to us, in order to decrease these levels. Option 1 was to put in a Filtering system. Option 2 was to add Chloramines (an ammonia based chemical). After looking at the possible side-effects of adding an additional chemical to our water, it was clear that putting in an Activated Granulated Carbon Filtering System was the healthiest and safest way to proceed.
- Dave Kingsbury (our licensed, Water Plant Operator) along with Sue Flanagan and Norm States began this long process back in 2009. My involvement began after joining the Board of Directors back in February 2013.
- I contacted a Water Treatment Company based out of Tampa. They told me that we were not in their service area and was then given the name of a contact near Crystal River that might be able to handle the volume of water in our Park and help us. After giving him the technical information regarding our needs, he gave me a verbal quote of between \$30,000 and \$40,000 dollars and I was told that he would require an advance of money before he would go any farther.
- Our F. R.W.A. Engineer, Sterling Carroll, highly recommended a company by the name of WaterTech, Inc. based out of the Orlando area. They came in with a bid of \$21,000 for the complete system and installation. The Board decided to proceed with them.
- The system has been installed and is awaiting final approval from the F.D.E.P., which we hope will happen soon.

- The final stage will be to install a Water Holding Tank and a small Leach Bed needed to dispose of the backwash from the Filtering system.
- Mr. Septic, the company used to refurbish our Main Leach Bed, will be starting work on this, shortly.

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

Tree treatment will be cared for when I arrive about the 1st of the year. I have received questions on whether this should be done annually. Yes, because the moths fly from untreated areas to CH.

The RV storage area locations will be renewed also, when I return.

Sue mentioned that we had 48 reservations in the Campground, but due to health reasons we now have 43. Norm stated that Hernando County Health Department was just in for the Campground inspection and they were pleased with everything.

COMMITTEE REPORTS

BEAUTIFICATION: Sallie Dunning – I purchased and planted sweet verbernum around the two bins near the RH. I also purchased and planted lantana by the pool rest rooms and planted pots by the pool. Soaker hoses were purchased for some of these locations. I spent \$610.82 from Beautification funds. Norm mentioned that 8 maple trees were purchased using Beautification funds and were planted in the Campground.

TROOPS: Kathy Knapp for Gail Cleaves and Donna Mikronis – Since January, 2013, we have packed and sent 148 boxes to our troops. We took June, August and September off for lack of money and goodies. One month was vacation (June). Thanks to everyone that has been so faithful of your donations and thank you to our faithful helpers on packing days. We couldn't do it without everyone's help. We will be packing for Nov & Dec on Nov 15 @ 9:00 am. Please join us.

NEW BUSINESS

2014 Budget

MOTION: I move that we approve the 2014 budget with fully funded reserves which results in condominium fees of \$1,252.60 per unit for 2014, or \$313.15 per quarter, which results in \$104.38 per month. Motion made by Sue and seconded by Renie. Motion carried unanimously.

Insurance Deductible

MOTION: I make a motion to use a special assessment toward our insurance deductible if a catastrophe occurs. Motion made by Hank and seconded by Don. Motion carried unanimously.

ADJOURNMENT: Motion to adjourn by Renie and seconded by Sue. Motion passed unanimously. Meeting adjourned at 11:36 am.

Sue Flanagan

Sue Flanagan
Secretary