

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 10, 2014**

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

ROLL CALL: Bob Butler, Gene DeCarlo, Sue Flanagan, Len McClay, Hank Meylan, Renie Shaw, and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: The Meeting Agenda was posted on Friday, April 4, 2014, which is earlier than the twenty-four hours prior required time frame.

MINUTES: There are no corrections to the January Board of Directors Meeting minutes and are approved as distributed.

MOTION: I make a motion that Camper's Holiday Board of Directors' approve the appointment of Dan Yarsevich as Maintenance Director. Sue made the motion and it was seconded by Renie. Motion passed unanimously.

PRESIDENT'S REPORT: Norman States

Work this winter revolved around completing several infrastructure projects and bringing the park in compliance with state agency requirements. We plan to meet all the quarterly testing requirements and get back on a regular schedule for testing. Our current WWTP & WTP operator has been very helpful in using his skills and resources to improve our operations.

Priority for this summer will be to continue addressing the water infiltration problem to the WWTP and make permanent repairs to some plumbing at the WTP. Due to improper installation, inferior workmanship and the use of improper materials, we had to make some temporary repairs at the plant in order to maintain a supply of water during our busy winter months. Thanks to the help of our two excellent maintenance employers, we addressed the water plant issues and will complete the permanent repairs with very little assistance from outside contractors.

We are pleased to report that Hernando County has followed through with addressing some of the flooding issues after several meetings with us and Woodland Retreat (34 properties) and a recent on-site visit to discuss water control problems. Also, board members made two walking trips along the canal to check for problem areas that could cause restrictions in the flow of water. Garbage cans, containers, oil and fuel cans, lumber, LP gas tanks and a piece of picnic table was among the debris items removed to help make the water flow better. For those living in the flood prone area, the debris items found is a good reminder of why items outside should be properly stored when the homeowner leaves for long periods of time, and why LP tanks should always be anchored.

With the increase in group and short term reservations in the campground, we believe the public relations program started in 2011 has definitely paid off. Direct mailings to northern campgrounds and camping clubs, distribution of brochures, developing email lists, a revised Facebook and web site, FMCA rally participation, and advertising with the Brooksville Blueberry Festival to promote daily rentals has helped increase campground rentals. We anticipate increased campground reservations through the remainder of 2014.

Thanks to Diane McAdams' leadership and the help of several great volunteers, the activities were the highlight of the winter. A lot of new and fun activities were enjoyed by many.

Future Goals:

Continue to make sewer plant and water treatment plant updates.
Continue making building improvements. Pool bath, WTP and campground pantries will be a priority.
Continue periodic newsletters.

Thanks to our property manager and dedicated board, we are making great progress. We look forward to a good summer season.

PROPERTY MANAGER'S REPORT: Jim Keller, LCAM

1. We have changed collection attorneys to Robert Tankel and he has foreclosed on 2 properties. First was C48 and that was sold for over 17 thousand dollars. Just recently we took title to C36 and should have the paperwork from the Clerk of Courts very shortly. Once we have the paperwork the property can be cleaned up and put up for sale. There is another foreclosure hearing scheduled in May on D-19. A forth delinquent property has paid \$1,000 toward their delinquency and has promised to pay the rest in 3-4 weeks.
2. I have been looking into a different trash service as our current contract expires on November 09, 2014. Our current twice a week pickup costs for two 8 yard dumpsters is \$1,300 and the new company has quoted a price of \$480 for the same service. That amounts to over an \$800 savings per month. I will be looking into this further to make sure that there are no hidden charges.
3. About 40 violation letters were sent out in March and we will be following up on those to make sure the violations are corrected. There was a mistake made by my assistant in the letters. She put Pasco County instead of Hernando County as the keeper of the records.
4. The year end financials are available from QPM. Just turn in the request form and you will be mailed a copy.

ACTIVITIES: Bob Butler

Last year's balance was \$670.01. As of 4-10-14, the balance is \$1,015.53.

STANDARDS: Gene DeCarlo

February & March have been very busy months for permits and Specification sheets.

FEBRUARY:

- 17 PERMITS WERE ISSUED FOR VARIOUS CONSTRUCTION PROJECTS
- 10 SPECIFICATION VERIFICATIONS WERE CONDUCTED

CAMPERS HOLIDAY ISSUED PERMIT RECORDS

				FEBRUARY 2014	
	LOT #		SCOPE OF WORK	DATE	EXPIRES
1	A-28	Harold-Susan Keefer	Pavers	2/3/2014	7/30/2014
2	C-56	JohnAngie Napolitano	screens carport	2/5/2014	7/30/2014
3	C-56	JohnAngie Napolitano	Pavers	2/5/2014	7/30/2014
4	C-52	GeraldDiane Graves	Pavers	2/5/2014	7/30/2014
5	B-44	Gary-Jess Sturdavent	Pavers/shed	2/5/2014	7/30/2014
6	C-29	Harold Crawford	Roof	2/5/2014	7/30/2014

7	B-55	George/Linda Fields	Shed	2/7/2014	7/30/2014
8	C-51	Gil & Helen Kean	Windows to screenrm	2/9/2014	7/30/2014
9	B-08	Marilyn Esposito	Pavers	2/10/2014	7/30/2014
10	A-60	Bill/Jane Zinn	Window replacement	2/13/2014	7/30/2014
11	C-35	Mike/Doris St Clair	SHED	2/15/2014	7/30/2014
12	C-48	Bob/Susan Budds	New Elect service	2/15/2014	7/30/2014
13	D-40	Tom/Sherry Livecchi	Carport	2/18/2014	7/30/2014
14	B-54	Chuck/Karen Fry	Carport/Deck	2/18/2014	7/30/2014
15	A-28	Harold Keefer	Ext carport roof permit	2/21/2014	7/30/2014
16	B-52	Dwight Diget	replace posts	2/25/2014	7/30/2014
17			install 3 sided cabinet		
18	B-29	Frank Ona Barry	Shed roof	2/28/2014	7/30/2014

CAMPERS HOLIDAY ISSUED SPECIFICATIONS RECORDS FEB 2014

	LOT #		SCOPE OF WORK	DATE	Exp.DATE
1	B-54	Chuck-Karen Fry	Install Used RV	2/3/2014	
2	C-56	JohnAngie Napolitano	pavers,screens,carport	2/5/2014	
3	D-37	Richard Stork	For Sale	2/12/2014	
4	D-37	Sheila Dufour	For Sale	2/12/2014	
5	C-19	Catherine Singler	For Sale	2/13/2014	
6	B-16	Art-Gayle Beveridge	Speculation	2/14/2014	
7	C-35	Mike-Doris St Clair	Speculation	2/15/2014	
8	A-64	Herbert/Mary Hait	For Sale	2/15/2014	
9	C-04	Norman States	For Sale	2/15/2014	
10	C-79	Ray Wickman	For Sale	2/28/2014	

MARCH

- 7 PERMITS WERE ISSUED FOR VARIOUS CONSTRUCTION PROJECTS
- 29 SPECIFICATION VARIFICATIONS WERE CONDUCTED

CAMPERS HOLIDAY ISSUED PERMIT RECORDS

				MARCH	2014
	LOT #		SCOPE OF WORK	DATE	EXPIRES
1	B-18	William Reihart	Awning	3/19/2014	8/30/2014
2	C-52	Gerald Graves	Front Door	3/20/2014	8/30/2014
3	B-20	Stephen Comeau	Pavers	3/20/2014	8/30/2014
4	A-62	Leo/Margaret Bitteker	Pavers	3/22/2014	8/30/2014
5	A-80	Tom Livecchi	8 ft ext to existing deck	3/26/2014	8/30/2014
6	A-80	Tom Livecchi	Cover A/C plenum	3/26/2014	8/30/2014
7	D-40	Tom Livecchi	Ext cover to carport	3/26/2014	8/30/2014

CAMPERS HOLIDAY ISSUED SPECIFICATIONS RECORDS - March 2014

	LOT #		SCOPE OF WORK	DATE	DATE
1	A-33	Wesley Elder	For Sale	3/4/2014	
2	B-04	Bob Tanner	Update For Sale	3/4/2014	
3	D-16	Onalee Lakin	Update For Sale	3/4/2014	
4	D-57	Audrea Morgan	Update For Sale	3/5/2014	
5	A-73	Ron Gillespie	Update For Sale	3/5/2014	
6	D-43	Nancy Niarchos	Update For Sale	3/5/2014	
7	C-06	Duane Jones	Update For Sale	3/5/2014	
8	A-43	Dorothy Wolf	For Sale	3/8/2014	
9	A-44	Reta Delorme	For Sale	3/8/2014	
10	D-07	Joan Hutchinson	For Sale	3/11/2014	

11	D-44	Gene Timms	Update For Sale	3/12/2014	
12	A-08	James Martens	Update For Sale	3/13/2014	
13	B-33	Wayne Barber	Update For Sale	3/14/2014	
14	C-71	Orlowsky	Update For Sale	3/17/2014	
15	A-32	Scott Oliver	Update For Sale	3/17/2014	
16	D-08	Clyde Banks	Update For Sale	3/17/2014	
17	D-38	Howard Simonton	Update For Sale	3/17/2014	
18	D-49	Ron Hartl	Update For Sale	3/18/2014	
19	B-58	Dick Chandler	Update For Sale	3/18/2014	
20	B-43	Germaine Fillion	Update For Sale	3/18/2014	
21	B-34	William Zacher	For Sale	3/20/2014	
22	D-28	Lin & Marie Leighton	For Sale	3/22/2014	
23	A-34	Shirley Smith	Spec sheet	3/24/2014	
24	C-65	Peter Langevin	Update For Sale	3/23/2014	
25	A-41	Glenn Roche	Update For Sale	3/23/2014	
26	C-64	Joe Prijatel	Update For Sale	3/23/2014	
27	C-33	Jerry Mitchell	Update For Sale	3/26/2014	
28	D-73	Maurice Mallory	For Sale	3/28/2014	
29	D-28	Linwood Leighton	For Sale	3/28/2014	

ADVERTISING: We have done general advertising on Craigslist, Senior Living Guide, Florida Assoc of RV Parks & Campgrounds, Super Media Pages, Camp Florida on their facebook page and any free printed advertising they offer.

We attached ourselves to the Blueberry Festival website under accommodations and have 15 RVs reserved for this weekend. We would try to attach to the Strawberry festival but it is during our highest occupancy period and we don't have enough sites available.

The Board had a booth at the FMCA Rally this year and we have several groups looking to camp here over the summer. We are currently reviewing attending next year's Rally in Tampa.

We sent out 28 Good Sam Clubs here in Florida an invitation and brochures to come camp here during our off season months. Two of them responded that they would send their Campmasters here for a review.

SNOWBIRDS OF CANADA & SNOWBIRDS OF AMERICA: Letters & brochures were sent inviting them to consider coming to our Campground. I received positive responses from both organizations.

FLOODING – CANAL – DITCHES : The Board requested a meeting with Hernando County officials to discuss getting work done on the canal & the entrance of our Park. After several weeks, we were able to see them on March 18th. We met with a County Engineer, Assistant Commissioner of Public Works & a couple of members from their staff.

After explaining our problem with many pictures & outlining what we felt was needed, we came to an agreement to have them come visit the Park. When they came, they also brought the Assistant Commissioner of Public Works.

We spent over 2 hours touring the Park, the Canal & water discharge areas. After seeing the conditions, they left here with a better understanding of our plight and they gave us a verbal agreement to scope out a plan to present to the County Board of Commissioners to obtain funding & to apply for proper permits & to tie in the multi agencies that would be required to complete the work that we discussed.

However, they agreed to start immediately on the work that was within their scope of approval. As you can see out front, they are cleaning ditches, making them wider & deeper to prevent water from crossing Endsley into our Park. They have also dug out across Culbreath the two discharge pipe areas.

They are now attempting to get the other agencies onboard, get the funding & permits to clean up the canal. They did emphasize that we should be aware that we are in a natural flood area & they suggested raising our residences, obtaining flood insurance thru FEMA & establishing an evacuation Plan.

As you know, three areas were discussed:

- Culbreath Rd drainage infrastructure maintenance
- Cleaning of the natural stream (Canal) from Sparkman Lake to E-how-kee-sink complex
- Redirecting water flow from Endsley Rd culvert to Ayers Rd

We have had several volunteers go into the canal & clean up obvious obstructions as well as cut back growth. This week we have another couple of volunteers that are going to take a boat into the canal & do more cutting of weeds.

We have cleaned out the debris in the pipes leading into the Lake & the canal. I am happy to say the water level today is almost at 89.3 & is still moving down the canal.

We now have a good working relationship with Hernando County & we all plan to work together on this issue.

FACEBOOK: Our new Facebook page has grown to 182 friends and it has become a very active form of communications between our owners and campers and it appears to be popular.

ESCAPEES RV CLUB: We have made contact with ESCAPEES RV CLUB and have signed up to ADD their services to our Campground. By doing this we will reach out to 50,000 ESCAPEES members, in addition we will have access to their website with a free listing and we can sell their memberships and receive compensation for these sales. This new membership along with PASSPORT AMERICA gives us a lot of exposure to the kind of Campers we want at our Park.

In closing my report I want to thank everyone who has properly applied for a Permit and their cooperation to work together for the betterment of our Park.

MOTION: I make a motion that we join the Escapees RV Club's free membership in exchange for giving their members a 50% discount for a maximum of 7 nights a month. Motion was made by Gene and was seconded by Renie. Motion passed unanimously.

SPECIAL PROJECTS: Len McClay

WIFI: The wifi in the campground has been working well since we made upgrades to the system. There may be some issues with AT&T outside the park but this is being addressed.

The wifi in the condo area has generally been running along ok, with the exception of East 3. We have bought a new repeater to replace it but are having some difficulties getting it programmed. Hoping to have that done very soon.

One of the problems people are having are still related to getting signals inside their unit. Most are metal frame with metal window frames. It is difficult to get a solid signal under these conditions. The folks that have invested in a Quality antenna are experiencing less problems. If your computer is not setup properly to receive these signals that is beyond our control. My suggestion is to take your laptop to the rec center to see how it

works in here. If it won't work, consider having it checked.

LIFT STATION at the WWTP

When our family came to Campers Holiday in 2000, one of the repair items that had been on the list was the lift station. This is basically a well that is 18 ft. deep and 6.5 ft diameter. All the waste water from our complex goes into the bottom of this well. It is lined with brick, and over the years repairs have been done to try to make it impervious from ground water infiltration. Some of this has deteriorated over time to the point that a large volume of ground water is entering the system. This means thousands of gallons are treated, then disposed of. We have found a company that can seal this well and prevent this ground water from entering our system. They use a multi stage process to clean, repair, then seal the walls. This is the same company we used to seal our leaking manholes and are very pleased with their work. There is also a ten year warranty on the work and products they use.

MOTION: I would like to make a motion to use GML Coatings to repair and seal the lift station this summer at a cost of under \$20,000 and which will be covered by Reserve Funds. Len made the motion and it was seconded by Dan. Motion passed unanimously.

CAMPGROUND/TREE PERMITS/RV STORAGE: Hank Meylan

TREES: Removed on C-21, C-31, D-18 & B Bath. Several are still pending. Treatment on approx 140 trees was completed on 3-15 by Global Pest Control.

PARKING PERMITS: Issued A-12, A-14, B-19

TREASURER'S REPORT: Renie Shaw

FINANCIAL REPORT

Current Assets – SunTrust & BB&T	\$ 85,444.96
Reserves – Bank of America & BB&T	\$201,710.78
Total	\$287,155.74

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.

Our Bingo Committee has worked with the Board of Directors to be accountable and will soon have a line number in our Income/Expense documents which will satisfy the Auditor's request for compliance.

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.

CAMPGROUND:

- Effective May 1st Campground monthly rates are \$495.00 per month.
- WREC increased rate to \$0.13/KWH on April 1st, Board of Directors to discuss.
- Updated CG Rules & Regulations, as well as other documents.
- Updated CG Welcome packet for campers.
- Updated CG Site Map for better access directions and traffic flow.

- Call-Em-All has become part of the CG with volunteers who receive notices then spread the word throughout each occupied site.
- More advertising via E-mail, Internet websites and Camping Club partnership opportunities are being searched to see where we fit.
- Gene DeCarlo sent an inquiry to Brooksville's Blueberry Festival this month. Our campground is humming with reservations for this event.

We have 20 reservations coming this weekend. 2014-2015 Seasonal reservations are at 33 today.

Comparisons

\$109,053.69 – Oct. 1, 2013 – Apr. 9, 2014 @ 1,042 transactions GH
 \$95,741.16 – Oct. 1, 2012 – Apr. 9, 2013 @ 901 transactions GH

There were 141 more transactions through the GH this year so far.

\$13,312.53 more this year so far

Feb, 2013	\$22,594	191 transactions
Feb, 2014	\$26,372	194 transactions
	\$ 3,778 increase	

Mar, 2013	\$17,738	229 transactions
Mar, 2014	\$21,203	246 transactions
	\$ 3,465 increase	

The staff is working hard to answer the increase of calls this year and assign sites. Our efforts are showing and the Board of Directors is on the right track.

MOTION: I would like to make a motion to increase our campers' electric rates to the prevailing rate as it happens from WREC. Renie made the motion and it was seconded by Sue. Motion passed unanimously.

MOTION: I would like to make a motion to change the number of maximum nights per month from 6 to 7 for Passport America members. Gene made the motion and it was seconded by Hank. Motion passed unanimously.

MAINTENANCE: Dan Yarsevich

The pump at well 1 is now working. The soft start we installed had a glitch. We are getting a new one.

I have quite a lengthy list of maintenance projects. If someone wants to look at it please do so after the meeting. I would like to thank all of our volunteers who have helped with everything.

We have a 1987 Kubota tractor that we rarely use. It is a 15 hp diesel that we purchased used in 2002 and currently has 828 hours on it.

MOTION: I would like to make a motion to attempt to sell the Kubota tractor on Craig's List with a price of \$4,000. Dan made the motion and it was seconded by Gene. Motion passed unanimously.

We also have a Kodiak 6' box scraper that we do not use.

MOTION: I would like to make a motion to attempt to sell the Kodiak box scraper on Craig's List with a price of \$250. Dan made the motion and it was seconded by Gene. Motion passed unanimously.

SCRAP METAL: We recently took cans to the recycling center and received \$165.

SECRETARY'S REPORT: Sue Flanagan

HANDBOOK OF RULES & REGULATIONS: There are about 120 handbooks still in the Office that need to be picked up. The Board will look at how the remaining ones are to be handled.

CALL-EM-ALL – We have just over 200 names and numbers on our list.

COMMITTEE REPORTS

BINGO: Sallie Dunning – We have turned in \$1,500 to deposit into the Bingo account. We will use this money for new equipment.

TROOPS: No report.

GENERAL COMMENTS

AMBULANCE: Gene wanted to reinforce that they do have the CORRECT procedure to get into CH. They know they are to hit the YELP for 4 seconds. They do have the code to get into the gate. Len has met with the Chief and they have instructed all drivers on how to enter.

FLOOD INSURANCE: Gene stated that several home owners in D Section have recently purchased flood insurance at a cost of about \$130. SWFTMD controls all water and they are in the process of redoing the mapping.

ADJOURNMENT: Motion to adjourn by Sue and seconded by Renie. Meeting adjourned at 11:30 AM.

Sue Flanagan

Sue Flanagan
Secretary