

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 16, 2014**

The meeting was opened at 10:01 am by President Norman States. The Pledge of Allegiance was said.

ROLL CALL: Sue Flanagan, Don Gelinis, Tom Livecchi, Len McClay, Hank Meylan, Renie Shaw, and Norman States were present. Quorum established.

PROOF OF NOTICE OF MEETING: The Meeting Agenda was posted on Monday, January 13, 2014, which is earlier than the twenty-four hours prior required time frame.

**PRESIDENT'S REPORT: Norman States**

We are currently operating with only one maintenance person, and have been conducting interviews to find a temporary worker. Bill Trudell is off work with a medical condition and may be gone for 6 months. Peggy Schabel will be cleaning all restrooms and doing minimal cleaning in the recreation hall, as a workamper.

Howard Ewert has resigned from the Board of Directors. Gene DeCarlo has agreed to accept the Standards position.

**MOTION:** I make a motion that Camper's Holiday Board of Directors' approve the appointment of Gene DeCarlo as Standards Director. Tom made the motion. It was seconded by Len. Motion passed unanimously.

Gene was seated on the Board and gave a brief overview of his past experience. He was Postmaster with the USPS and very involved in civic groups.

During 2013 we attempted to bring out dealings with FDEP to a close. We received an excellent review by the inspection team that visited our WWTP to evaluate our permit renewal. We made many required improvements to our infrastructure as you will hear from other board members.

We joined with Woodlands Retreat Residents to attempt to help resolve our flooding issue. Tom and I, along with two representatives from their development met with several individuals representing the county and state to seek a resolution to flooding issues. We had limited success in some areas, but so far not in the two major areas of eliminating run off from the west side of Culbreath Road that enters our park and cleaning of the canal. We are planning to present this issue to the Hernando Board of Commissioners and will be seeking your support at the meeting. Detailed information will be distributed as plans progress.

Due to the economic downturn, the income from the campground the past two years has been lower than the projected amount. The decrease in campground revenue caused an increase in condo fees. During the lower period of time, we entered into an aggressive campground promotion and advertising campaign. We believe we are seeing the results of the advertising due to the increased groups this past summer and an increase in first time campers this winter. We will again be promoting our park at the annual FMCA Rally in February. As you meet these new campers, please make them feel welcome in our park.

## **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.
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. Each day that I am at CH I check the pond and lake levels and report them to our engineer. I also supply him with population statistics which he uses to determine what needs to be modified in our sewer system.
3. Waste Management has started a twice a week trash pickup and it will continue until the snow birds go home; then trash pickup will return to once a week.
4. Excelerator hand dryers have been purchased and installed in the camp ground bathrooms. These hand dryers operate on high speed air and use very little electricity. They save 95% over the cost of paper towels. Please do not prejudge them until you try one. I know you'll like it, especially with the cost savings.
5. I have recommended to the BOD that we insulate the ceilings in the campground bathrooms. Sean Cunningham completed all this work in house and did a wonderful job. This should save us many dollars in heating bills in the future.
6. I have worked closely with the BOD trying to find cost effective methods of promoting our business, the campground. I recently delivered our campground brochures and our special offer to first time campers for \$9.99 a night (up to two nights) to the Weeki Wachee Mermaid attraction. The Hernando County tourism division has a new office at Weeki Wachee State Park. According to Ruby Turner, the county employee at the booth our brochures have been flying off the shelves. The state plans a multimillion dollar renovation of Weeki Wachee State Park and this should only improve our FREE advertising at their location.
7. We had several manholes which had serious leaks. I recommended to the BOD a manhole lining company which I had used on another property. Two BOD members visited that property and observed first hand all phases of the manhole lining process. Our problem manholes have been lined by this company and we should see a significant decrease in water intrusion into our sewer system.
8. Attorney Robert Tankel foreclosed on lot C-48, and it was put out to bids by our owners. Only one bid was received and that was from Susan and Robert Budds in the amount of: \$18,777.99. There are two other properties that were turned over to Attorney Tankel and liens will be placed on these properties.

**MOTION:** I make a motion to accept the bid for C-48 from Susan and Robert Budds. Motion made by Len and seconded by Don. Motion passed unanimously.

## **UTILITIES – WELLS – WWTF: Don Gelinis**

Don reported that in addition to more manholes being relined in the future, as we have money in Reserves, we also plan to reline the lift station. Cost for the lift station is approximately \$16,000.

## **SECRETARY'S REPORT: Sue Flanagan**

**Annual Meeting & Election** – is scheduled for Thursday, February 2014 at 10:00 am. The 1<sup>st</sup> notice was mailed on December 19, 2013. The 2<sup>nd</sup> notice will be mailed on January 21, 2014.

**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. There have only been 86 owners who have turned in their form. I will

send in the list by the end of February. Reminder: the cost is on a per use basis and is only 9 cents per message per owner. Forms are available at the Gatehouse.

**Handbook of Rules & Regulations** – just needs some final touches. Thanks to Sharon Coon and Shirley Harris for their assistance in updating the handbook and for getting 3 bids for printing. I did stop by the lowest bidder in order to get a more up-to-date bid, adding a few more pages and a glossy cover. The owner is supposed to get back to me with a revised bid. We hope to have it printed by the Annual Meeting.

**Telephone List** – An updated list will be out in January sometime.

## **VICE PRESIDENT’S REPORT: Tom Livecchi**

### **Maintenance:**

1. Received \$91.52 from Patriot Metals on 1-8-14 for aluminum cans. Thanks for recycling and thanks to Sallie Dunning who is working to control the cans in the area.
2. Volunteers, both campers and residents, split wood for the fire pit and cleaned the Rec Hall floor. Thanks!
3. Several residents had pavers installed, requiring the moving of pallets of pavers, dirt and debris. Pallets were then cut up and burned in the fire pit. Remaining dirt and old pavers will be used in renovating berms in the ponds. Not much goes unused around here. Small donations are accepted at the Gatehouse for tractor use, which covers gas consumption.

### **Cable Update:**

1. Replaced 3 modulators
2. Reset receivers several times after storms
3. Had Bulk TV add INSP (Inspiration) channel which replaced Soap channel 44. Reminder ZAP2IT.com provides a CH guide to program listings
4. Repaired numerous home connections
5. Added new/additional service to several homes

### **Property Permits 11-8-2013 to 1-16-2014**

18 were issued

Pavers: A-03, A-21, A-53, A-58, A-59, A-60, C-04, D-55, D-76

Roof: A-27, C-03

Walk: A-28

Carport: A-61

Shed: B-24, D-44

Porch: C-50

Screen Room: C-53

Windows: D-29

For Sale Inspection: D-43

### **Lot Transfers 11-7-2013 to 1-16-2014**

Lots Sold (0)

Lots Added (1) D-43

Lots Removed (0)

There are currently 35 lots for sale.

## **SPECIAL PROJECTS: Len McClay**

1. I am working on improving WI-FI. I have contacted a local company for information and keeping an eye on Hernando County's WI-MAX. A good analogy for internet reception: say you have a pipe full of water. If everyone takes a cupful, there is lots for everyone. If someone comes with a pail, there is not much left for anyone.

2. The FDEP inspector was scheduled for a site visit as a last step in the water filter set-up process. Many cities/communities are adding an additional chemical (chloramines, which is ammonia) to their water. We have chosen to add water filters. The FDEP told us that we are the only commercial operation to do this in the state.

**UPDATE: We received approval and the water filters are now in service.**

3. The 2,000 gallon water storage tank (near the well house) was installed in 1997. It has just passed an inspection, done every 5 years. We are seeing wear on it. I have it on a 5 year maintenance plan which may require replacement during that time period.

## **CAMPGROUND/TREE PERMITS/RV STORAGE: Hank Meylan**

I have a call into Global Pest to check on tree treatment costs. This has been effective in past years.

## **TREASURER'S REPORT: Renie Shaw**

### **Financial Report**

Current Assets – SunTrust & BB&T	\$ 20,618.55
Reserves – Bank of America & BB&T	\$192,004.14
Total	\$212,622.69

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. 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.

Norm mentioned that we are doing an Audit Review rather than a full Audit for 2013.

**Campground:** Welcome to our members and campground seasonal friends for 2013-2014. Now that our new year has arrived, you can observe campers arriving daily. We are so happy to announce that Tuesday, 1-14-2014, we had 61 RVs parked. We welcome all to enjoy our facilities and activities.

Our Board of Directors are continuing to advertise and participate in the FMCA club magazine as commercial members to further nationwide exposure to our park. We have visitors from outside the continental US staying in our park too.

We are up for January 30, 31 & February 1, 2 to open our vendor booth at the FMCA Rally in Brooksville. This is great because we can work with seasonal RVers, FL rally clubs, and our local camping families who like to spend weekends and vacation time here. Come visit us at the Vendor hall and say hello?

Our staff is instrumental in welcoming and keeping the campground ready for camping guests.

## COMMITTEE REPORTS

ACTIVITIES: No report at this time.

BEAUTIFICATION: Sallie Dunning – No report at this time other than repotting pots around the pool and rec hall are on my to do list.

BINGO: Sallie Dunning – We started Nov. 11 with \$64.00. In Dec., we went to Bingo Visual Aids in St. Petersburg and purchased Bingo papers at a cost of \$303.25. The \$300.00 came from money Jim McDonald had when he ran Bingo. On Dec. 30, we had \$374.50. We purchased a cabinet to put supplies in, at a cost of \$122.00. On Jan. 13, we purchased ice cream and coffee supplies for \$45.00. Balance as of Jan. 13 is \$386.75.

TROOPS: Shirley Harris – There were approximately 52 boxes packed and sent for both November and December. We are in dire need for additional donations.

## NEW BUSINESS

**QPM Contract** – QPM has agreed to keep the cost of our contract the same as 2013, in return for an extension of one year. This would save CH approximately \$1,800 in 2014. The new contract is from Jan 1, 2014 to Dec 31, 2017.

**MOTION:** I make a motion to ratify the Board of Directors decision to sign a new 3 year contract with QPM from Jan 1, 2014 to Dec 31, 2017 in order to save approximately \$1,800 in 2014. Motion made by Sue and seconded by Renie. Motion passed unanimously.

**ADJOURNMENT:** Motion to adjourn by Sue and seconded by Don. Meeting adjourned at 11:16 AM.

*Sue Flanagan*

Sue Flanagan  
Secretary