

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 17, 2014**

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

ROLL CALL: Gene DeCarlo, Sue Flanagan, Don Gelinas, Len McClay, Hank Meylan, Renie Shaw, Norman States, and Dan Yarsevich were present either at Camper's Holiday or via conference call. Quorum established.

PROOF OF NOTICE OF MEETING: The Meeting Agenda was posted on Tuesday, June 10, 2014.

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

PRESIDENT'S REPORT: Norman States

General Comments

Work this summer has revolved around repair and replacement. The old stockade fencing supports were rotted and the fence was replaced with a vinyl fence. This made a major change in the appearance of our campground. The temporary repairs made due to a major main line break last winter have been replaced with Schedule 80 PVC designed for outdoor use. We are currently under a Boil Water notice and should have results by Thursday. These two items are behind us and should not need attention for many years. One of the next major projects is the water tank. Len is gathering information on repair/replacement and will be presenting that to the board.

There have been many improvements made to the landscaping. This work has been accomplished by several individuals and the shrubs have been donated or purchased by those individuals.

Our public relations program has paid off. Camper's Holiday has experienced an increase in groups and week end campers over the summer months. We are receiving good feedback on campers' experiences in our park.

Future Goals:

- Continue meeting with the county and SWFMD concerning water matters
- Continue involvement with the county emergency command center
- Continue improving our infrastructure and campground

Thanks to Jim, our QPM Property Manager, and all our board members who have been willing to provide valuable input and direction. We look forward to a good winter season.

PROPERTY MANAGER'S REPORT: Jim Keller, LCAM

1. Attorney Robert Tankel 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 it was put out to bid but no bids were received. C36 will be advertised again and bids will be accepted – details to be announced. We were granted a summary judgment on D-19 and there will be a sale by the County on August 19, 2014. A forth delinquent property has paid \$1,000 toward their delinquency and has promised to pay the rest in 3-4 weeks. The second payment on this property has not been received and a final demand letter has been sent by Attorney Tankel.

2. Most of the violation letters that were sent out have been taken care of and those who have not corrected the violations will receive another letter.
3. Our current Trash contract expires on November 09, 2014 and a letter of nonrenewal has been sent. I negotiated a new contract with Progressive Waste Services for the exact same service we had with Waste Management. The contract is for 3 years with no increase other than increases imposed by the County Landfill. There are also no fuel surcharges in the new contract. The former company was charging \$1,303 per month in the busy season and the new company's rate is \$480 per month. In the off season, the former company was \$680 per month and the new company is \$240 per month. This reduction in costs amounts to a savings of \$631.50 per month or \$7,578 per year.

MOTION: I move to ratify the Board of Directors decision to change trash vendors to Progressive Waste Services under a 3 year contract with a savings of \$7,578 per year. Sue made the motion and Don seconded it. Motion passed unanimously.

4. The year end financials from QPM will soon be completed. Just turn in the request form and you will be mailed a copy.
5. If you have any changes in your personal information please fill out a new Owner Information Sheet and turn it in to the Gatehouse so that we can update our records.

STANDARDS: Gene DeCarlo

FACEBOOK: Our new Facebook page has grown to 293 members and it has become a very active form of communications between our owners and campers and it appears to be popular.

WEBSITE: The website has been updated and is current.

ADVERTISING: I have made contact again with 27 Sam Clubs here in Florida, Snowbirds of Canada and America, Seniors RVing, Full Time RVing, and RVing with Pets.

CAMPERS HOLIDAY ISSUED SPECIFICATIONS RECORDS - APRIL

	LOT #		SCOPE OF WORK	DATE	DATE
1	A-56	D & L Johnson	Spec Sheet	4/1/2014	
2	D-79	Skip Campbell	Renewal For Sale	4/8/2014	
3	B-29	Al & Ona Barry	Spec Sheet	4/16/2014	
4	C-21	D & N Yarsevich	Spec Sheet	4/17/2014	
5	D-29	Norm/Carol Kane	Spec Sheet	4/25/2014	

CAMPERS HOLIDAY ISSUED PERMIT RECORDS

				APRIL 2014	
	LOT #		SCOPE OF WORK	DATE	EXPIRES
1	A-56	D & L Johnson	Breezeway	4/1/2014	8/30/2014
2	A-56	D & L Johnson	Screenroom	4/1/2014	8/30/2014
3	B-29	Al & Ona Barry	Breezeway	4/1/2014	8/30/2014
4	B-52	D & D Diget	Carport/roof over	4/1/2014	8/30/2014
5	C-41	Dave Hammer	Roof	4/5/2014	8/30/2014
6	A-76	Bill & Angie Hill	Carport	4/7/2014	8/30/2014
7	C-34	Andy Hallon	Deck repairs	4/10/2014	8/30/2014
8	D-06	Charlie Swansey	Demolition w/ timeline	4/15/2014	8/30/2014
9	D-06	Charlie Swansey	new electric service	4/15/2014	8/30/2014

CAMPERS HOLIDAY ISSUED SPECIFICATIONS RECORDS

	LOT #		SCOPE OF WORK	DATE	May-14
1	A-80	Livecchi	For Sale		
2	D-40	Livecchi	For Sale		
3	C-56	Napolitano	For Sale		
4	A-78	Bair	For Sale		
5	C-56	Roods	Title transfer		

CAMPERS HOLIDAY ISSUED PERMIT RECORDS

				MAY	2014
	LOT #		SCOPE OF WORK	DATE	EXPIRES
	B-39	Juarez	Replace frt door		
2	A-22	Bourne	Replace window		

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

Current Assets – SunTrust & BB&T	\$106,688.27
Reserves – Bank of America & BB&T	\$203,353.17
Total	\$310,041.44

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: We have several groups booked in July for 5, 3 and 2 days and a rally of 8 reserved for September.

UTILITIES: Don Gelinas

The lift station relining has been completed. The doors on the lift station were also raised by our Maintenance men. This will prevent surface water from seeping in. Sean and Dennis are doing a great job.

CAMPGROUND/TREE PERMITS/RV STORAGE: Hank Meylan

I contacted Skipper's Tree Service before I left to have them clean out 8 trees. Norm confirmed that this had been done. D-19 has been notified to remove 2 dead trees. If not done, we will remove and bill to her condo account. Letters have been sent out to several other owners with dead trees.

SPECIAL PROJECTS: Len McClay No report at this time.

SECRETARY'S REPORT: Sue Flanagan

Tampa RV Show – We have attended the Family Motor Coach Association RV show at the airport for the past several years. Since they have moved their annual RV show to Sarasota, the Board has discussed attending the Tampa RV Show in January as a vendor. The first step to receive a lesser fee for the show is to become a member of the FL RV Trade Association (FRVTA). The purpose of the FRVTA is to educate, promote, and protect the general welfare of the RV Industry in Florida. They are a non-profit organization established in 1979.

RV shows are held to help members promote their products at the local levels. These RV shows are designed to introduce the public to the RV lifestyle. These shows draw an annual attendance of over 100,000 visitors where the latest in state-of-the-art RV technology, streamline designs, parts and accessories are displayed.

Trade Association membership is comprised of RV Campgrounds and Resorts, licensed Florida RV Dealers, RV Manufacturers, Finance and Insurance Companies, Service and Suppliers.

I have filled out the application and submitted it to them for approval.

MOTION: I move to ratify the Board of Directors decision to join the FL RV Trade Association at the rate of \$200. Sue made the motion and Len seconded it. Motion passed unanimously.

MAINTENANCE: Dan Yarsevich No report at this time.

COMMITTEE REPORTS

TROOPS: No report.

NEW BUSINESS

5 ACRES CLEANING: This area has not been pushed back for 10 years. We still keep dumping leaves and yard debris there. We hired a contractor to push back the debris for \$1,000. 10 years ago the cost was \$600.

MOTION: I move to ratify the Board of Directors decision to have 5 Acres pushed back at a cost of \$1,000. Sue made the motion and Gene seconded it. Motion passed unanimously.

POOL INSPECTION: Hernando County Health Department was out and the pool passed with flying colors. Dennis did a wonderful job on cleaning and power washing the pool.

OFFICE COMPUTER: Since the computer in the office had Windows XP which is no longer supported, Norm is researching an upgrade to Windows 7. He believes cost will be between \$100 - \$150 and is waiting for a final cost from the vendor.

ADJOURNMENT: Motion to adjourn by Don and seconded by Renie. Meeting adjourned at 11:24 AM.

Sue Flanagan

Sue Flanagan
Secretary