

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-FIFTH ANNUAL MEMBERSHIP MEETING
FEBRUARY 20, 2014**

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

ANNUAL MEMBERSHIP MEETING: A quorum was not established for the Annual Membership Meeting. 150 owners (we need 151 for a quorum) attended either 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: Sharon Coon, Linda DeCarlo, Shirley Harris and Gina McClay.

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

PROOF OF NOTICE OF MEETING: Established as notice was mailed on January 18, 2014, more than 14 days prior to meeting. The agenda was also posted on January 18, 2014.

MINUTES: There are no corrections to the Forty-Fourth Annual Membership Meeting. The minutes have been approved as distributed to the membership.

MEMORIAL SERVICE: Thanks to Onalee Lakins who conducted our service with prayers and expressions of sympathy. Camper's Holiday Members and Friends who have passed away since our last annual meeting are:

Dorothy Amoroso	Dorothy Chandler	Al Hull
Michael Amoroso	Dorothy Cleaves	Kristine Marsh
Vera Bogner	Richard Dawes	Gary McAdams
Paul Bradbury	Joseph Esposito	Marion Nuckles
Sharron Bradbury	Edward Goodhart	Jacqueline Swansey
Robert Burkland	Shirley Hammond	Bea Timmoll
Al Carr		

PRESENTATION OF COLORS: The American and Canadian flags were purchased by Camper's Holiday. Thank you to Tom & Sherry Livecchi for raising the American flag and thanks to Bob & Dianne Saunders for raising the Canadian flag. Thank you to Russ Pribble who ensured our national anthems were heard by everyone.

ELECTION: Jim Keller stated that an election was not needed since the number of candidates is equal to the number of vacancies.

PRESIDENT'S REPORT: Norman States

General Comments

2013 was another year that will be remembered for flooding in Camper's Holiday. Again, our attention was drawn away from infrastructure projects to deal with the flood issue and all the federal, state and local agencies. We continue to deal with the county and SWFMD concerning the flood issue, but have made very little progress.

We see light at the end of the tunnel in dealing with FDEP. Camper's Holiday was placed under consent orders in February 2010 and the cost has been astronomical. With four quarters of good reports we will be removed

from the order. We need to correct the water infiltration in the WWTP lift station and do fine adjustments on our WTP filters and that project will be completed.

We've had great success with our public relations program, and see a continuous increase in camper activity. Increase in participation in the nightly campfire has helped make our campers stay in the park an enjoyable one. We recently met with our campers and they expressed their appreciation for the improvements that were made in the campground area, especially in the restroom.

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 plan and carry out the activities that help create a pleasant atmosphere around the park.

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: Gene DeCarlo

There will be a presentation by Hernando County Sheriff on March 12 at 1 PM at the Rec Hall. It will include information on identity theft and other topics.

CAMPERS HOLIDAY ISSUED SPECIFICATIONS RECORDS JAN 2014

	LOT #		SCOPE OF WORK	DATE	DATE
1	A-40	Alyce Dwy	SALE	1/24/2014	1/24/2014
2	A-62	Leo-Marge Bitteker	NEW PARK MODEL	1/24/2014	6/30/2014

CAMPERS HOLIDAY ISSUED PERMIT RECORDS

CAMPERS HOLIDAY ISSUED PERMIT RECORDS					JANUARY 2014	
	LOT #		SCOPE OF WORK		DATE	EXPIRES
1	D-82	Gary - Nancy Lyon	SCREEN ROOM		1/21/2014	6/30/2014
2	D-81	David - Kay Paice	PAVER		1/22/2014	6/30/2014
3	A-68	Sue Flanagan	PAVER (Extension)		1/22/2014	6/30/2014
4	A-62	Leo-Marge Bitteker	SHED 20X20 repairs		1/24/2014	6/30/2014
5	A-62	Leo-Marge Bitteker	NEW PARK MODEL		1/24/2014	6/30/2014
6	D-35	Charles-Alice Risley	DEMOLITION	Removal	1/30/2014	6/30/2014
7	B-54	Chuck-Karen Fry	Used Travel Trailer		1/31/2014	6/30/2014

ACTIVITIES: Bob Butler

Balance of 2-27-13	\$670.01
Expense-Bunn coffee maker	-309.78
Expense-Wii game	-185.00
Balance	\$175.23

Current cash balance	\$493.35
Checking	348.00
Balance	\$841.35

Bob addressed the membership about the difficulty of board officers doing their job and his concerns. They included lack of willingness to change, unnecessary criticism and inability to work together as a community for

common goals, participation and support of the board. This included his frustration as Activities director with the assistance of Diane McAdams, pertaining to the difficulties and negativity she faced trying to work on activities programs.

SPECIAL PROJECTS: Len McClay

WIFI – Some new equipment was added a few weeks ago. We added a new commercial modem and a computer tower router. The router is a computer program that blocks all the high volume use programs like netflix, utube, etc. This system got us up and running quite well - right up to the power outage/surge. This took out, by out I mean burned out, the new modem that we just got, the backup power supply and the computer router supplied by the service company. The power supply is very old, maybe as old as 1993. It had a small surge protector, but it wasn't enough. A new 4000 joule power surge protector has been ordered and should be here the first of the week.

The new tech company is building us a computer router. It has to be heavy duty in order to handle the volume of traffic data we have. I asked if a new laptop or readymade tower would do the job and was told that it would work for a short time, but would overheat and burn out in less than a week. A new, additional, DSL line has been installed by AT&T. To this will be added 2 new, commercial grade modems and a battery back-up power supply. In the event of a power outage, the computer and fax machine will be kept in service until they can power down properly. This is necessary in case a fax or credit card transaction is in mid stream.

With any luck, this should all be operational the first of next week.

I am still looking at the best way to cover the condo area. There is new technology out there to explore.

The water filter system and chlorine use study has had a setback due to the water outage last week. When the filters went live on January 16th, the gallonage was read and the chorine injectors turned back. The unfortunate water outage has thrown all the numbers off, so we must start again. We are currently using 1/8th the amount compared to before we began filtering.

The first of 4 water tests for trihalomethanes has been sent away with the results due anytime now. Results will be posted. Sue received a call from Dave Kingsbury, our Plant Operator. He told us that he had the first quarter results for one of the two samples he had taken. The DEP's standard is below 80. Our number came in as 21. He may have results for the other sample tomorrow. We must be below the standard for both samples for four (4) consecutive quarters. Then we will be able to get out from under the DEP's Consent Order.

SECRETARY'S REPORT: Sue Flanagan

CPR Course – is Tuesday, February 25 @ 1 PM in the Rec Hall. Cost is \$25 per person and CH is picking up \$12.50 for owners only. Sign up in the Blue Book at the Gatehouse. If questions, see Leona Thompson B-47.

Call-Em-All – was implemented with 179 names on the list and we broadcasted that the Precautionary Boil Water Notice had been rescinded. If you haven't signed up yet, forms are on the back tables or you can get one at the Gatehouse. We have also included several of our long term campers so they can pass the word along too.

Handbook of Rules & Regulations – Many thanks to Sharon Coon and Shirley Harris for their help with revising the Handbook. Some of the changes included the 2 Resolutions: fishing must be done with an owner and emergency gate keys will be with Board Members, Maintenance and the Gatehouse, not to all owners. Another change replaced gate card information with transponders. Also the August membership vote that added 14' park models was included. Since the one (1) pet rule did not change with the vote, that remained as is. We also updated some information changed via FL Statutes. Those who did not receive their Handbook

today can go to the Office on either Tuesdays or Thursdays between 10 and 12 noon to sign for and pick up theirs.

CAMPGROUND, PERMITS, RV STORAGE & TREES: Hank Meylan

RV Storage – We have many unidentified RVs in the storage area. In addition, we have included trailers there.

Temporary Parking Permits issued – A-67 and C-41 from 2-14-14 to 2-28-14

Trees – B-Bath – dead pine and D-19 – 2 dead pines – have 1 bid in, seeking others; C-31 – 31” water oak compromised at base of tree (checked by arborist) w/rot (hollow. One bid in, will get others. Tree is located on condo/property line. Will discuss cost split w/owner & association.

Tree treatment – for tussock moths will be done by Global Pest on March 3 & 4, weather permitting. We will treat main common areas, i.e., campground, around gatehouse and rec hall, etc. Cost will be about \$3,000.

MOTION: I move that Camper’s Holiday Association pay Global Pest 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 passed unanimously.

Campground – two campers had screen tents. I asked them to be taken down. One camper used one for his computer room. I told him if he slid it under his trailer awning, I would allow it this once. The other camper said he’ll take it down, but then he would leave. He did leave CH. Also a car dolly was to be removed and stored by West fence.

TREASURER’S REPORT: Renie Shaw

Financial Report – December 31, 2013

Current Assets – SunTrust & BB&T	\$ 47,369.55
Reserves – Bank of America & BB&T	\$197,863.64
Total	\$245,233.19

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.

MOTION: I make a motion to ratify the Board of Directors decision to have William Demers Company complete our 2013 tax returns and conduct an audit review for 2013. Motion made by Renie & seconded by Sue. Motion passed unanimously.

Campground Update – Campers Holiday started out 2014 at the FMCA Rally inviting campers to come visit our campground and make reservations for anytime of the year. We are happy to report that rally groups as well as individuals locally are pleased to know where we are. More of our snow birds are finding their way here as well.

Our “Campers Meet and Greet” last week at the Pavilion was very productive. Introduction of Board Members and our Licensed Community Association Manager opened with what we have accomplished at CH in 2013.

The Board of Directors gave notice that May 1, 2014 there will be a \$20.00 increase on the monthly rate currently at \$475.00 = \$495.00 plus electric @ current rate of \$0.12/KWH.

Next we opened up for questions and concerns from the campers.

Update Rules & Regulations

Corrected Laundry times (#17).

Remove leaf pick-up and add leaf wagons for campers to use.

Remove #15 & #16 add to Welcome Packet of Comprehensive Recycling & Trash document.

Board discussed #9 – screen rooms, still must be uniform.

Car dollies, trailers, etc. must be stored as stated at west fence area of campground.

Activities list (Gina's) to be placed in campers' mail boxes during season.

Pantries are still on the list to repair and replace.

Signs no longer are to be posted on gate bars at entrance or exit due to safety issues. (i.e., Ice Cream Social)

Notifications of importance (water off) to condo members & campers have been improved by using our new Call-Em-All broadcasts and spread the word.

Sue mentioned that she was contacted by an FMCA Director for the Ashville, NC rally. He asked if we would provide 2 nights free, similar to the gift certificate we gave to the Brooksville rally. In addition, he wanted to know if we would like to put information in 500-550 welcome bags. We agreed to both and will send brochures and magnets for the bags.

MOTION: I move to increase only the monthly campground rate by \$20, making the new rate \$495.00 per month. Motion made by Renie and seconded by Len. Motion passed unanimously.

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.

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
3. We have changed collection attorneys to Robert Tankel who charges nothing until the case is finished. We did foreclose on C-48 and just received a check for \$17,649.65 from the sale of the property. The delinquency list is very small and is being aggressively pursued by our attorney. There are 2 more properties that are very close to foreclosure.

4. I recommended to the Board that we install Xcelerator hand dryers in the "F" bathrooms as a cost savings issue. These hand dryers actually work and are 95% less expensive than using paper towels. They dry your hands with high speed air not heat in only 8 seconds.
5. I recommended that the ceiling in the "F" bath be insulated and Sean Cunningham took on the project and did a great job that will save many dollars year after year.
6. 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. I am also checking into a different trash company that may save us a lot of money.
7. There have been about 30 owners who have signed up today for Call-Em-All.
8. Violation letters – an inspection was done last week and about 40 letters will be going out. Some homes need washing or painting and trailers/boats will have to be removed from lots.

MAINTENANCE: Tom Livecchi

1. Received \$224.35 from Patriot Metals on 2/19/14 for aluminum cans & metal. Thanks to Sallie Dunning for bagging the cans.
2. Thanks to volunteers & board members for cleaning the Rec Hall floor.
3. Thanks to all the volunteers that helped this week with Rake Day.
4. Several residents had pavers installed, requiring the moving of pallets of pavers & dirt & debris. Pallets were then cut up & burned in fire pit. Remaining dirt & concrete will be used in renovating berms in ponds.
5. We need volunteers to help place concrete on walls of pond berms. Signup sheet in rear of Rec Hall.

RETIRING BOARD MEMBER: Thanks to Tom Livecchi for his dedicated service on the Board over the past four years. Tom has asked to keep the Cable TV project since this was his from the beginning.

MISCELLANEOUS: Newspaper subscriptions are still an issue. Subscribers go to pick up their paper and there are none left. Sometimes the lock is not locked. The Board will look at this issue.

COMMITTEE REPORTS:

Beautification: Sallie Dunning – No report at this time.

Bingo: Sallie Dunning

Balance as of Jan. 16, 2014 was \$386.75. On Jan.20, paid out \$678.00; we made \$62.00. Balance of \$448.75; 61 people attended. Jan. 27, paid out \$665.00; we made \$141.93 which includes coffee & ice cream money. Balance of \$590.78; 71 people. Feb 4, paid out \$598.00; we made \$100.30 with a balance of \$691.08; 58 people. Feb 10, paid out \$637.00; we made \$10.28 with a balance of \$701.36; 60 people. Feb 17, paid out \$862.00; we made \$75.00 with a balance of \$826.36; 69 people. Expenses: Daubers - \$32.00 and Ice cream & supplies - \$73.13 for a total of \$105.13

Troops: Gail Cleaves & Donna Mikronis

We had a Chinese Auction in Jan. This was to raise money for troop boxes. Also had a 50/50 at Koffee Klatch in Jan. Feb Koffee Klatch another 50/50. In Jan, we shopped & packed 16 boxes to be sent. Some of the troops we send to have family at Camper's Holiday. The letters we receive tell us how they appreciate what we do.

Chinese auction	\$700.00
50/50 in Jan	45.00
50/50 in Feb	52.00
Total	\$797.00

Jan items purchased	\$250.47
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Balance	\$547.47
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We will be shopping & packing in March. We will not be packing this month due to an emergency. We, "Friends of Camper's Holiday," have been doing this for over 10 years. Between 16 to 45 boxes every month are sent. Thank you to everyone!

ADJOURNMENT: Motion to adjourn by Len and seconded by Gene. The vote was unanimous. Meeting adjourned at 11:25 am.

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-FIFTH ANNUAL ORGANIZATIONAL MEETING
FEBRUARY 20, 2014**

The meeting was opened at 11:26 am by President Norman States.

ROLL CALL: In attendance: Bob Butler, Gene DeCarlo, Sue Flanagan, Len McClay, Hank Meylan, Renie Shaw, and Norm States. Quorum established.

An Election of Officers was held by secret ballot among the Board Members. Results are:

President	Norm States
1 st Vice President	Gene DeCarlo
2 nd Vice President	Len McClay

Board Member Assignments:

Activities	Bob Butler
Maintenance	To Be Determined
Standards	Gene DeCarlo
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 Renie to adjourn the meeting and was adjourned at 11:49 AM.

Sue Flanagan

Sue Flanagan
Secretary