

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS AND BUDGET MEETING  
NOVEMBER 6, 2014**

The meeting was opened at 10:03 am by President Norman States. The Pledge of Allegiance was said.

ROLL CALL: Sue Flanagan, Don Gelinas, Len McClay, Hank Meylan, Renie Shaw, Norman States and Dan Yarsevich were present. Hank Meylan attended via conference call. 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 June Meeting have been approved as distributed.

**PRESIDENT'S REPORT: Norman States**

**Board Member**

Gene DeCarlo has resigned from the Board of Directors for personal reasons. We are looking for a replacement for his position. Please let us know if you are interested.

**Budget Process**

A budget is the breakdown of a spending plan. This plan serves as a guideline for the board to follow and covers the anticipated costs to operate Camper's Holiday for the 2015 fiscal year. Our income and expenses are channeled through our QPM Bookkeeper and Accountant who maintains accurate records of our expenditures. In October, a report of all our expenses to date is generated along with an anticipated projection to the end of the year. This report is used to generate our anticipated expenditures for the following year. Any anticipated additional expenditures are then added to this projection. The final draft is what you received prior to this meeting.

MOTION: I move that we approve the 2015 budget with fully funded reserves which results in condominium fees of \$1,300.00 per unit for 2015, or \$325.00 per quarter. Renie made the motion and Sue seconded it. Motion passed unanimously.

**Status of D-19**

Final Judgment was issued May 19, 2014. The sale was delayed until July 19, 2014. A Writ of Possession motion was completed 10-01-2014. This turned all personnel possessions over to Camper's Holiday Association. Our plan is to have a lawn sale to sell all personnel possessions. C-36 and D-19 will be put on the market for bid as soon as possible.

MOTION: I make a motion for the Board of Directors to accept bids for properties C-36 and D-19 by January 19, 2015 and the Board reserves the right to reject any or all bids. Norm made the motion and Sue seconded it. Motion passed unanimously.

## **Canal Channel**

We are in need of volunteer(s) who would be willing to organize workers to remove the brush/debris from the canal this winter while the lake is at its low level and the canal is dried up. This cleaning should help in the flow of water during heavy rains.

## **Call for Assistance**

Due to liability concerns, we are asking that all unit owners refrain from requesting help from our maintenance staff to help lift individuals who fall and cannot get up. None of our staff are trained to render proper assistance and therefore could cause the individual to sustain further injury to the individual or themselves.

## **Operation Lakewatch**

The University of Florida is seeking volunteer(s) to assist in Operation Lakewatch. The university is working with Hernando County to develop and train a group of volunteers who will take water samples from county lakes to determine the water quality. Sparkman Lake has been identified as one of the lakes they would like to sample. Anyone interested in volunteering please see me for additional details. Don Gelinas is interested in helping.

## **Permits**

Just a reminder that building permits must be completed prior to starting projects. Also, it has been brought to our attention that some unit owners have invited outside guests/renters into their unit/home without first completing the required paper work. Please refer to your handbook and follow the required procedures. We are a 55+ community and to help insure a safe environment for our owners and renters. The required procedures outlined in the handbook must be followed prior to permitting individuals to rent a unit or become a long term houseguest. Reminder: Renters are limited to 6 months and house guests to 3 weeks.

## **BUILDING**

2 - Unit Demo Permits	D-36 & B-15
3 - Carports	B-16, A-59 & C-72
1 - Patio Roof	C-51
2 - Porch	A-63 & C-21
2 - Pavers	C-43 & D-67

**TREES** Hank Meylan will be contacting Global Pest when he arrives and check into worm treatment for trees.

2 - D-19  
2 - B-15  
6 - CHA

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 3 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 took possession of D-19 and also filed a Writ of Possession for all the items left in the home. Both C-36 and D-19 will be put up for sale very shortly.
2. There will be an inspection conducted very shortly and violation letters will be sent out if any violations are found.
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 any increases imposed by the County Landfill. There are also no fuel surcharges in the new contract. The old 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 old 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. Progressive will start on Friday November 7<sup>th</sup> with twice a week pickup thru May 7<sup>th</sup> when they will cut back to once a week pickup.
4. A delinquency list was supplied to the Board of Directors. Attorney Tankel has been aggressively going after delinquent owners and supplying us with updated info thru his on line portal.
5. The September Financial reports are available on the Camper's Holiday Web Site or in office if you want a hard copy. They are also posted on the bulletin board in the Rec Hall.
6. 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.

## **MAINTENANCE: Dan Yarsevich**

This summer, our Maintenance staff completed some of the much needed repairs and upgraded the park infrastructure. The well house structure was no longer sound so structural members were replaced, windows were replaced with louvers, new vinyl soffit was added and the building sided with vinyl siding. The west side of the pavilion was enclosed and the building was sided with vinyl siding. Campground pantries are being replaced and repairs made to existing pantries. All the schedule 40 PVC water lines were replaced with schedule 80 PVC at the Water Treatment Plant (Well house). All the main tank controls were rewired. The old AC unit in the Rec Hall was replaced with a heat pump. Many other electrical and mechanical repairs/upgrades were made throughout the park. The overall appearance of the park and upgraded infrastructure is due to a very competent maintenance crew.

There have been many improvements made to the landscaping. All the work was done by volunteers and the shrubs were donated or purchased by those individuals.

As you have a laundry list of things to do at home, so does Camper's Holiday. The pool bath needs much attention. Thus, the following motion.

**MOTION:** I make a motion to make repairs to plumbing, tiles and necessary maintenance at the pool bath by using funds from Building Reserves in the amount of approx. \$8,000.00. Dan made the motion and Renie seconded it. Motion passed unanimously.

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

### **Financial Report**

Current Assets – SunTrust & BB&T	\$ 48,466.30
Reserves – Bank of America	\$225,660.43
Total	\$274,126.73

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

Throughout the year, used metals are recycled into cash and deposited into the Camper's Holiday account which totals \$862.77 at this time.

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 myself during business hours. In addition, a form is included in your coupon book.

### **WWTF/WELLS: Don Gelinas**

On October 13, Florida Rural Water Association (FRWA) performed a smoke test on the wastewater collection system. The goal was to identify areas of the collections system to see if rain water and ground water were able to enter causing increased hydraulic conditions in the wastewater collection system.

The smoke test was conducted with the help of Sean Cunningham, David Kingsbury, Ron and Renie Shaw, Norm States and Don Gelinas. Thanks to our volunteers.

There were some problems discovered. All of the locations were discussed and some were actually fixed while FRWA was onsite. Owners were notified if they needed to do some repairs. There should be a reduction in flow to the wastewater plant from Inflow and Infiltration following these repairs.

### **SPECIAL PROJECTS: Len McClay**

Good morning everyone. I am happy to see you back for another great season at CH. We have done a lot of improvements over the summer; I hope you like them.

The wifi is operating with a new antenna installed near D40. I am still looking into ways to make it better. Apparently it is possible to send internet over TV cable. Still waiting to get more info and pricing. I hope to have that for my next report.

The person cutting our common property grass is no longer able to provide the service. The board is exploring other options. We are looking at the feasibility of hiring the job out as before or doing the job in house. I would appreciate any constructive suggestions to make this decision.

The water pressure tank that we were talking about last spring has developed another leak and has had to be moved up on our replacement plan to a position of needing to be replaced ASAP. After contact with our engineer, Sterling Carroll, from Florida Rural Water Association, he informed us that due to DEP regulations, under NO circumstances should we try to repair it. He included a warning from DEP that over the last 15 years, 7 very serious injuries have happened with people trying to weld, grind on these tanks causing them to rupture. We have had three companies bid on this, the first company, Corix, could not meet the pressure specifications. The second, Tampa Tanks, was \$26,000, with us having to make all the setup and connections. With this in

mind, I would like to make a motion to sign a contract with Watertech Inc. to replace this tank ASAP for \$23,000. This includes all setup, connections and an application of epoxy on the outside at no extra cost to us. They will also remove the old tank and take it away.

MOTION: I make a motion to contract with Watertech, Inc. for a new water pressure tank in the amount of approx. \$23,000.00. Motion made by Len and seconded by Hank. Motion passed unanimously.

### **Safety reminder**

As a retired firefighter, I am always conscious of fire safety. Whenever I enter a room, I look for the Exits. We have emergency exit doors here on this building, a sign was put on the outside last season, saying Fire Exit do not Park, but some people are parking golf carts right up to the doors. This is a very dangerous practice. If needed, these doors will not work the way they were designed. Please stay back at least 10 feet from these doors. If you see someone park against these doors, please remind them, the life you save may be your own.

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

Thank you to Marlene Charbeneau, Gina McClay, Berna States, and Nancy Yarsevich for staffing the sign in tables and taking any additional proxies.

**Proxy Votes** – The vote to roll over any excess funds from 2014 to 2105 did not pass since we received 121 proxies. I'm surprised that we received only 121, especially since we put postage on all of the proxy return envelopes. We need 151 members to authorize this vote. We may be able to gather more proxies in order to pass the vote.

**Tampa RV Supershow** – Since the FMCA decided to move their rally from Brooksville to Sarasota, we have submitted the registration forms for the Tampa RV Supershow in Tampa which will take place Jan. 13 through Jan. 18.

MOTION: I make a motion to ratify the Board of Directors decision to secure a vendor booth at a cost of \$600.00 for the Florida RV Trade Association in Jan, 2015. Motion made by Sue and seconded by Don. Motion carried unanimously.

### **OTHER BUSINESS:**

Common Property – Vehicles are being parked on common property for long periods of time.

MOTION: I make a motion to keep common property free from all vehicles, including the entrance to Camper's Holiday. Motion made by Norm and seconded by Renie. Motion carried unanimously.

ADJOURNMENT: Meeting adjourned at 12:05 pm.

*Sue Flanagan*

Sue Flanagan  
Secretary