

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 19, 2015**

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

ROLL CALL: Sallie Dunning, Sue Flanagan, Ron Gillespie, Len McClay, Billie Meylan, Hank Meylan, Norman States and Dan Yarsevich were present. Quorum established.

PROOF OF NOTICE OF MEETING: The Agenda was posted on Monday, March 16 prior to the required time frame of 48 hours.

MINUTES: The minutes of the February Board of Directors Meeting have been approved as distributed.

**PRESIDENT'S REPORT: Norman States**

As we approach the close of another winter season, we want to thank everyone who helped make it successful. There were many diverse activities planned and carried out by many volunteers.

Our PR endeavor at the Tampa RV Super Show was very successful, and we are experiencing an increase in numbers in our campground. Along with the increase in our winter income, we anticipate an increase in our summer camping also. We have a large first-time group of 15 units in the campground this week-end, from Jacksonville, which will increase the March income over \$1,000. A lot of time and effort goes into making all the necessary arrangements for group campers. Please make them feel welcome so they will become regular customers.

I have received several incident reports of unit owners making demands of our employees. If you have an issue or need work done for an activity, always follow the proper procedure and put it in writing. Forms are available at the gatehouse and must be signed. Do not contact our employees directly.

Also, do not call the gatehouse after hours unless it is an extreme emergency. A restroom "out of toilet paper" or a "commode needing plunged" does not qualify as an emergency. Depending on the circumstances, all after hour calls going to the gatehouse or maintenance costs unit owners \$33 to \$33 per call.

Do to the age and construction of our recreation hall, running the AC is costly. There have been numerous times when it is left on all night. If you are the last to leave the hall, please be certain it is turned off. All efforts to help conserve and keep costs down are appreciated.

We are exploring the possibility of reactivating the Crime Watch Program that was active in Camper's Holiday several years ago. Bill Hill has volunteered to serve as the coordinator. We will be seeking volunteers to participate.

Rick Griggs, A-9, has volunteered to collect Sparkman lake water samples that will be used to determine the water quality of Florida Lakes. This is being done by the University of FL.

**MAINTENANCE: Dan Yarsevich**

**Maintenance crew** – is doing a better job of clean-up in the Rec Hall. They just mopped the floor after our Spring Fling Dance.

**Dump Trailers/Leaf Wagons** – Both are now in service. It is much easier and safer to dump yard waste.

**Pantries** – we have completed repairs or rebuilds on 30.

**CAMPGROUND/TREES/RV STORAGE: Hank Meylan**

**Tree Treatment** – was completed on March 14 and 15 by Global Pest Control.

**Tree removal** – A-44 – 2 gum trees – new owners couldn't get motor home on lot – has two trees remaining on lot. B-54 – water oak rotten/dying. Skipper's Tree Service trimmed RV Storage area.

**RV Storage Area** – is full at this time.

**Campground** – is full at this time.

**TREASURER'S REPORT: Billie Meylan**

**Financial Report as of 1-31-15**

Current Assets – SunTrust & BB&T	\$110,620.54
Reserves – Bank of America	\$236,724.24
Total	\$347,344.78

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

The Flea Market brought in \$1,420.00 which will be divided between the Beautification, Campground and Pool funds. Thanks to all volunteers who either donated, helped price, helped with set-up and sold items.

**ACTIVITIES: Sallie Dunning**

<u>Activities Fund</u> Balance as of 2/23/15	\$549.48
Loss on Spring Fling activities	- 53.05
Profit on Mon. Soup & Sandwich	
2/23/15 to 3/23/15	241.92
<u>Activities Fund</u> Balance as of 3/23/15	\$738.35

**Bingo Report March, 2015**

Date		Expenses	Income	Balance
3-1-15				1,500.00
3-11-15	Deposit from Bake Sale & Bingo		1,000.00	
	Ice Cream Social		97.00	
	Donation from metal shed		23.00	
3-22-15	Deposit-includes \$132.75 for sausage & hots at Flea Market		1,200.00	
	Cash on hand		183.00	
				\$4,003.00

I would appreciate people coordinating with me for an activity, so we don't have conflicts of 2 or more activities going on at the same time.

## **STANDARDS: Ron Gillespie**

I have issued 30 permits and done 4 For Sale inspections since I've taken office.

I have worked on the paper mail vs email/website communications in order to cut costs. Sue will provide you with the number of responses.

I also have worked on the 5 Year Reserves Plan. The reserves have decreased by about \$136,000 in the past five years. We have a decrease of \$25,000 in Reserve Contributions compared to last year's without explanation. The current draft spreadsheet on Reserve spending shows that up to \$200,000 could be spent from the reserves this year. To ensure accountability until we have an approved 5 Year Reserves Plan I make the following motion.

**MOTION:** I make a motion that Reserve spending be capped at the level of 2015 contributions until a 5 Year Reserves Plan has been developed and approved. Motion made by Ron and seconded by Sallie. There was a tie vote; 4 vs. 4 so the motion did not pass.

## **SPECIAL PROJECTS: Len McClay**

**Roads** – We have talked to 3 companies about road repairs and replacement. Last meeting I was waiting for one company to bid. They declined. We have 3 bids in. This is a large undertaking and we want it to be right. The quotes include some new roads that have never been paved and some spots that will make our campground look better and keep us and our guests out of the mud when we take recycle to the maintenance area. This is still being fine tuned. There may have to be another tree removed before the final plan is ready.

**MOTION:** I propose to have this work done near the end of May/first part of June not to exceed the current Road Reserve Fund Account. Motion made by Len and seconded by Dan.

During discussion, Ron amended Len's motion.

**AMENDED MOTION:** I make a motion to undertake the road repairs/replacement but not include improvements, such as paving the unpaved roads and putting in a cement pad under the recycle bin. Amended motion made by Ron and it was not seconded. Motion fell to the ground.

**ORIGINAL MOTION:** A vote was taken and the motion carried.

**Internet** - has been a huge issue with many opinions, and needs. The most important part being our business, the campground. The board and some volunteers have spent a lot of time and effort thru the RV shows to get our campground well populated. Our profits are well up over last season and we need to keep it that way. If we don't have good wifi we will lose some of these customers.

We have looked at two different systems, one leading edge technology and the other cheaper and close to what we have now with buried cables that can be cut and better transmitters and receivers. I see this system working now however down the road we will outgrow it quickly.

The other option is to turn our campground and condo into a HotSpot. This can be accomplished by bringing in a fiber optic Gig E cable. This has future capacity of 1,000 Mbps. Upload and download. We would start at 100mbps up and down load. A radio transmitter will beam the signal to the top of our 100ft. Tower by the shuffle board courts. Then broadcast it down to all corners of the condo. The campground will be double covered by beaming from both ends.

The cost of ALL the hardware, installed all labor and taxes is \$16,048.93. (\$53.50) This will be one of very few camps that have this quality and capacity of wifi in the state. This on its own will be a good drawing feature for us and we need to advertise it. The fiber optic broadband charge is a monthly fee and for it is \$1,558.36 (\$5.20) per month taken from the operating funds, same as the TV cable, pool expenses.

MOTION: I propose we move ahead with this for the betterment of our campground business and our benefits Motion made by Len and seconded by Hank. A vote was taken and the motion carried.

#### **UTILITIES: Don Gelin**

We have received one bid to replace the generator transfer switch. Covell Electric, Brooksville, submitted a bid for \$7,000. We are waiting on a second bid and will make a recommendation.

Our water treatment plant and waste water treatment plant are running at maximum. We need to conserve water as much as possible. There are water saving pamphlets and FREE water saving devices at the table by the front door. Please help yourself! If you were not at the meeting and want some of these devices, please stop by the Office on Tuesday or Thursday mornings.

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

**Roster** – I am still working on it. Since 1-1-15 there have been 12 homes sold. I want to make sure the roster is accurate.

**Communications Authorization Form** – As Ron reported, he has been working on this project in an effort to save money. Thank you to those who have returned the form. I have received about 55 so far and it is about 50/50 as to those who want paper communications vs. those who will accept email or website communications. I'm sure the forms will continue to flow in.

**Code Enforcement & Appeal Committee** – Information was distributed to everyone on this committee. We asked for written feedback. At this time there has been no feedback.

**D-19** – We have received 1 bid. The Board of Directors is deciding whether or not to accept the bid because it was very low.

ADJOURNMENT: Motion made by Hank and seconded by Billie to adjourn meeting. Motion passed unanimously. Meeting adjourned at 11:57 am.

*Sue Flanagan*

Sue Flanagan  
Secretary