

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 9, 2015**

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

ROLL CALL: Sue Flanagan, Don Gelinas, Len McClay, Billie Meylan, Hank Meylan, Norman States and Dan Yarsevich were present either in person or via conference call. Quorum established.

PROOF OF NOTICE OF MEETING: The Agenda was posted prior to the required time frame of 48 hours.

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

PRESIDENT: Norman States

**General Comments**

We are experiencing an increase in the number of campers in our campground over the summer months. Along with the increase in campground income that we experienced last winter after attending the Tampa RV Super Show, we also see an increase in the use of our campground this summer. We averaged 10 units in the campground the last four week-ends. There are 50 reservations of three months or longer already for the coming winter season. Based on the number of reservations from previous years for this time of year, that number is ahead of schedule.

The question was raised recently about campground families with children using the facilities since we are a 55+ condo. While there are restrictions on children in the condo area, our campground is a business and we are family friendly, therefore, children are always welcome. Please make our campground customers feel welcome.

The road maintenance paving will be completed by Driveway Maintenance Inc. from Tampa. A work schedule for completion of the work has not been established at this time. Our previous contractor suffered a work accident and cannot complete the job.

Expansion of the cable room/office area is nearing completion. Additional Wi-Fi equipment arrived yesterday and hopefully it will be up and running soon.

The maintenance men have completed many repair/maintenance projects. Unfortunately, every area we work on requires considerable re-work due to previous poor workmanship. Faulty electrical wiring near the stage in the Rec Hall has been discovered and disconnected. Keep in mind that our insurance would not have covered any incident with faulty wiring. Installing vinyl siding on the rear of the recreation hall, re-constructing the stage and re-wiring the stage area will be undertaken soon.

Thanks to a competent staff in the gatehouse and excellent maintenance workers who work as a team, all areas are operating smoothly.

UTILITIES: Don Gelinas

**Wells** – We have been under a Consent Order with the Water Division of the FDEP since 3-30-11. Our disinfection byproducts exceeded maximum contaminant levels. Since that time, with the assistance of the Florida Rural Water Association, David Kingsbury, our Plant Operator, and our maintenance personnel, we have established a flushing program, revised the existing flushing program and finally converted to water filters. We received a Consent Order Closure on June 26, 2015, stating that, *“A review by the Department has*

*determined that the water treatment plant modification has been completed and the running annual averages for total trihalomethanes (TTHM) and total haloacetic acids (HAA5) were below the Maximum Contaminant Level (MCL). It is the final Department determination that based on your corrective actions, the terms and conditions of the above-referenced Consent Order and subsequent amendments have been reasonably met, and therefore the Department is closing its case on the matter.”*

Sue added – In July, 2014, we questioned the Drinking Water Annual Operating License Fee, which has been \$1,000 in the past. This was based on the system’s permitted design capacity. Since we installed our Carbon Water Filters, it should have been rerated lower. We just received approval and the fee has been reduced to \$100 annually. This process required Dave Kingsbury, our plant operator, and Norm to submit documentation which provided our water demands/flows for the last 2 years (Average Daily Demand and Maximum Daily Demand.) We also enlisted the assistance of our engineer, Sterling Carroll, FRWA, to whom we did provide a \$500 donation for his services. An outside engineer could have been 2-4 times more costly. The FDEP did not require a permit for this change, thus saving us more money. The plant's permitted capacity is now at 50,400 gallons per day and is based on the Carbon Filter's Design Capacity.

PROPERTY MANAGER: Jim Keller

1. 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.
2. Attorney Robert Tankel foreclosed on lot D-47 and A-79. D-47 will probably be torn down and the lot sold. A-79 is for sale and I have received 2 bids via certified mail and the envelopes will be opened shortly. There are just 2 properties in collections right now. One is on a payment plan and is current. The second person is liened and is in the foreclosure process. The delinquency list is very short.
3. Progressive Waste Services has been contacted and they suggested 3 times a week pickup at a cost of \$764 per month. The 2 times per week is \$480 per month so that’s an increase of \$284 per month or \$71 per week. This would only be during our busy season.
5. I have worked closely with the BOD trying to find cost effective methods of promoting our business, the campground. The internet, Craig’s List, special 2 night coupons, new tri-fold flyer (designed by Berna States) and our attending the RV SuperShow in Tampa are just some of the things the Board has done to promote the campground. Recently I suggested we offer our campground on Groupon. Terry Saxon set it up and it has been a great success getting new people into our park. We have received 26 reservations via Groupon.

SPECIAL PROJECTS: Len McClay

**WiFi** – We are moving along with the installation as equipment keeps arriving and being installed. We should be up and running in the next 6 weeks or so.

**Roads** – Although we don’t have a time line yet, we hope to have it scheduled soon.

MOTION: I make a motion to hire Driveway Maintenance to repair our roads at a cost of approximately \$59,842. Motion made by Sue and seconded by Len. Roll-call vote: Sue Flanagan-Yes, Don Gelinas-Yes, Len McClay-Yes, Billie Meylan-Yes, Hank Meylan-Yes, Norm States-Yes, Dan Yarsevich-Yes. Motion carried unanimously.

TREASURER'S REPORT: Billie Meylan – no report at this time.

CAMPGROUND/TREES/RV STORAGE: Hank Meylan – no report at this time.

SECRETARY'S REPORT: Sue Flanagan

**Campground** – We have paid the \$250 deposit to be a vendor again at the RV SuperShow in Tampa. Using the list of people who entered our door prize drawing at the SuperShow in January, Terry sent out over 500+ email thank you letters for stopping by our booth. Our efforts to increase revenues have been substantial. Using May, 2015 results, we are at 136% of camping revenue, excluding electric, over the previous year. 2015 = \$105,340 vs. 2014 = \$77,642.

**A-79** – As you are aware, we have foreclosed on A-79 and it is now Camper's Holiday property. We have done some repair and replacement work, including labor, at about \$7,000. Total expenses, including taxes, closing costs, attorney fees, etc., are about \$14,112. We have received 2 bids: \$62,500 from George and Ellen Chegin and \$40,200 from Blair Wickman.

**MOTION:** I make a motion to accept the \$62,500 bid from George and Ellen Chegin for A-79. Motion made by Sue and seconded by Don. Roll-call vote: Sue Flanagan-Yes, Don Gelinan-Yes, Len McClay-Yes, Billie Meylan-Yes, Hank Meylan-Yes, Norm States-Yes, Dan Yarsevich-Yes. Motion carried unanimously.

**D-47** – This property was also foreclosed and is now owned by Camper's Holiday. The structure is in disrepair and must be torn down. We can remove the structure and sell the property as a lot. The expense is approx. \$2,250.

**MOTION:** I make a motion to ratify the Board of Directors decision to tear down D-47 at a cost of approximately \$2,250. Motion made by Sue and seconded by Hank. Roll-call vote: Sue Flanagan-Yes, Don Gelinan-Yes, Len McClay-Yes, Billie Meylan-Yes, Hank Meylan-Yes, Norm States-Yes, Dan Yarsevich-Yes. Motion carried unanimously.

**ADJOURNMENT:** Motion made by Sue and seconded by Don to adjourn meeting. Motion passed unanimously. Meeting adjourned at 10:42 am.

*Sue Flanagan*

Sue Flanagan  
Secretary