

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-SIXTH ANNUAL MEMBERSHIP MEETING
FEBRUARY 19, 2015**

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

ROLL CALL: In attendance: Bob Butler, Don Gelinas, Ron Gillespie, Sue Flanagan, Len McClay, Billie Meylan, Hank Meylan, Norm States, and Dan Yarsevich. Quorum established.

ANNUAL MEMBERSHIP MEETING: We had 145 owners who either signed in or returned a proxy. Since we need a total of 151, a membership quorum was not established. Jim Keller has recommended that we change our percentage for a membership quorum to 1/3 or 33%. Thanks to the Sign-In Committee: Linda DeCarlo, Gina McClay, Renie Shaw and Berna States and to the Vote Counters: Linda Barthel, Sharon Coon, Shirley Harris, and Onalee Lakins.

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

RECESS OF ANNUAL MEETING: A motion was made by Len and seconded by Don to recess the meeting to begin counting election votes. Motion passed.

BEGIN REGULAR BOARD MEETING: A motion was made by Sue and seconded by Len to begin the regular business meeting. Motion passed.

MINUTES: There are no corrections to the January, 2015 meeting minutes. They have been approved as distributed.

PRESIDENT'S REPORT: Norman States

2014 was a year to look back and reflect on the progress that has been made over the past six years. The Board has worked hard in planning and carrying out numerous improvements. The pictures on the bulletin board near the entrance reflect many of those improvements. Many infrastructure improvements requiring large amounts of money are not visible. Examples: leach field improvements, relining of the main sewer lines and man holes with PVC and relining the lift station. Other improvements are more visible. Please take time to look at the before and after display.

Currently, we are facing the dilemma of how to solve a major problem in the pool bathroom where the wood wall structure has been totally removed by termites. We are collecting information and will need to make a decision as to how to address the problem.

On a positive note we are experiencing an excellent response in the campground from our participation in the Florida RV Super Show. The display used at the show is on your right. I would like to thank those individuals who took the time to drive to Tampa and represent Camper's Holiday.

I want to express my appreciation to all board members who served during the 2014 year. We had a good team of individuals who worked together providing input and carried out many tasks that made for a very productive year. We are looking forward to a very successful 2015.

SECRETARY'S REPORT: Sue Flanagan

2014 In Review: On everyone's chair is a spreadsheet of what was accomplished in 2014, the results and the costs. A copy has been attached to the end of these meeting minutes.

Tampa RV Show: Since the Family Motor Coach Association moved their RV rally to Sarasota, the Board of Directors decided to attend the RV Show in Tampa, which is the second largest show in the US. Our costs were approximately \$2,000 and we have recouped that amount just since the show. We have been able to manually track on incoming revenue. We have put up the display so you can see what was in our booth at the RV show. We had brochures professionally designed. We want to thank all of the people who staffed our booth.

Camper's Meet & Greet: We met with 44 campers. Overall the meeting was positive. They had some questions about WiFi and the trash. We distributed a customer satisfaction survey and received 16 responses. All responses were very satisfied or satisfied with all aspects of the campground. We also notified them of a \$10 increase in the monthly rate and no increase in the daily or weekly rates.

MOTION: I make a motion to increase the monthly rate in the Campground by \$10, thus going from \$495 to \$505. Motion made by Sue and seconded by Ron. Motion carried unanimously.

Code Enforcement & Appeal Committee: Information on this committee was discussed at the January meeting and we are still researching it. If standards are violated, a written notice is currently issued to the unit owner. 95% of owners respond to written notice of violation. When efforts to achieve voluntary compliance are unsuccessful, this Committee will investigate the possible violation and decide whether to levy a fine and/or suspend of rights to the violator. We will send out information to all members and ask for written input.

TREASURER'S REPORT: Billie Meylan

I have not received the January Financials yet so I have no report. Once I receive them, they will be posted in the Recreation Hall bulletin board and on our website.

STANDARDS: Ron Gillespie

MAIL OR EMAIL: I have been working with Sue and Jim to reduce mailing and increase use of the internet for CH correspondence. You will receive a letter with the Election results asking if you are willing to receive the compulsory correspondence, Proposed Budget, Approved Budget, First Notice of Elections, Second Notice of Elections, and Election Results, by email vice paper mail which we have been doing up to now at an estimated cost of \$2500. The letter will also ask if you will accept other correspondence by email or on the website. We hope to convert as much to email as possible to keep costs down.

FIVE YEAR RESERVE PLAN: Len and I have undertaken to document the five year Reserve expense plan to provide a visible and viable plan for the use of the CH reserves. The first draft is underway and we expect to have the document to you before the end of March. It is intended to provide a document that will show the planned use of Reserves over the five year period and the intake as well, to help manage the \$120,000 average Reserve expense per year, which is the average over the past five years.

PERMITS: I have issued 19 permits and done 4 Sale Inspections since taking office.

UNIT	OWNER	PURPOSE	DATE ISSUED	DATE EXPIRES
A80	Tom Livecchi	Deck Extension	9-Dec-14	30-Aug-15
A44	Arthur Biggs	Remove existing building	31-Dec-14	30-Apr-15
A72	Lee Sells	Build cart port	2-Jan-15	5-Jul-15
B54	Chuck Fry	Remove and replace shed	7-Jan-15	7-Jul-15
B47	Leona Thompson	Add to add on and move carport	11-Jan-15	11-Jul-15
B4	Bob Tanner	Replace window on north wall	12-Jan-15	12-Jul-15
B4	Bob Tanner	Replace two sheds with one.	12-Jan-15	12-Jul-15
D48	Marcia Lemke	Replace roof	20-Jan-15	20-Jul-15
C72	Charlie Chapman	New unit, verbal approval formalized	20-Jan-15	20-Jul-15
B54	Chuck Fry	Remove and replace shed	7-Jan-15	7-Jul-16
D37	Charlie Friedrich	Replace Roof	30-Jan-15	30-Aug-15
B6	Hank Meylan	Replace Roof	2-Feb-15	2-Aug-15
D73	Eugene Meylan	Pavers	5-Feb-15	5-Aug-15
D73	Eugene Meylan	Shed	6-Feb-15	6-Aug-15
C18	Margaret Jones	Shed	6-Feb-15	6-Aug-15
B50	Fred Maycock	Door replacement	11-Feb-15	15-Aug-15
A46	Don Jacobson	Gravel for drive	13-Feb-15	15-Aug-15
B16	Art Beveridge	Roof over	13-Feb-15	13-Aug-15
B16	Gary Puddister	Eaves troughs and downspouts	17-Feb-15	17-Aug-15

UTILITIES: Don Gelinas

On Monday, GML Coatings will begin lining 5 of our manholes. We are getting bids for replacement of the electric panel for the emergency generator at the Waste Water Treatment Plant. We have been replacing parts by using rebuilt parts, over the past years and now we need a total replacement.

ACTIVITIES: Bob Butler

I have no report at this time. I want to commend Diane McAdams on a good job. It is a time consuming job. I have a suggestion that make the Activities job into 2 parts: one person to run the kitchen and one person to do the activities.

SPECIAL PROJECTS: Len McClay

Roads: Since our last meeting and my report, a lot has changed. A member from the floor asked a question about our road conditions and if we had any plans in that regard. I told him it was my first Special Project 3 yrs. ago when I started on the Board. The President asked me to start working on a plan to fix the roads. At that time I did a survey and saw that there was lots to do. However, at that time, there was only \$22,000 in the road reserves. I didn't know much about paving, but I did not think that \$22,000 would go very far. So I have been waiting for the fund situation to improve. After the request from the floor, I thought it was time to revisit the

topic. We have enough to do the job along with some areas that could be improved upon. The following areas that should be repaired or replaced are:

Eagle, Chickadee, Egret, Falcon, Goldfinch & Killdeer will be removed and replaced. Dove will be repaired. The 5 gravel roads in the west of B Section will be paved. Repairs will be made on Starling, Swan Way, Puffin Lane, Bob-o-link, Kingfisher & Meadowlark Lane.

We are looking at Pads for our garbage bin and paper recycle locations.

This will take our entire road reserves \$65-70 K. All the roads will be either replaced or repaired with 2 in of Highway Grade asphalt.

I am not ready to propose this project yet. I am still waiting on the 4th quote to make sure we can squeeze the very best deal for us.

WIFI: It has taken a turn as well. I was following a system that would feed every house through a 75 ohm TV rg6 cable. Seems only so much can be forced up and down this little wire. If current demands continue to increase this type of service would choke out a lot sooner than later.

The board has been able to procure an offer from AT&T and our bulk cable supplier. AT&T offered us 10mbps up and download and 20mbps up and down for \$1220 per mo.

Bulk Supply has offered 10mbps up to 100mbps up and down for the same price, but we would likely start at 50 mbps for about \$800 per month.

The cost on the all new equipment, including a wired access point inside the recreation hall, 11 access points throughout the community, a super fast modem and router, all grounding and full installation is under \$10,000. I would recommend increasing the speed of the modem to 250 mbps, so that when that speed becomes available we will be ready for it.

I will not be making a Motion on WIFI today. I am expecting another quote on a system this week and we need more information and input from the Community. If you have any questions, information or concerns, please send me a note through camp mail. Please put your name on it so I can talk to you. Thanks for your time and patience.

CAMPGROUND, PERMITS, RV STORAGE & TREES: Hank Meylan

Trees – I have given 2 permits for tree removal: A-34 and A-37

Tree treatment – for tussock moths will be done by Global Pest during the first week of March. We will treat main common areas, i.e., campground, around gatehouse and Rec Hall, etc. For individual owners, if you haven't turned in your request, there is still time.

Campground – our 2014 revenue was up \$20,000 over the previous year and we attribute much of this to attending the FMCA rallies over the past 2 years. In February, as of today, we have recorded \$23,000 in revenue, which is up by \$3,000 over February of 2014. One of our campers asked our permission to put in pavers at their site. They paid for the pavers and have been with us for years, so we agreed to allow them. The campground only has one site for one night available at this time.

Pets – **please pick up after your pets.** Droppings have been found near the pool, in the dog run and in the campground. It is not pleasant stepping in dog droppings.

RV Storage – I have quit assigning sites and it seems to work for everyone. Please let me know when you are putting a trailer or motor home there. Put your lot number on the item.

MAINTENANCE: Dan Yarsevich

Campground Pantries – 26 have been replaced. We are experimenting with 3 plastic storage bins to see if they are the correct size and we are looking at the cost.

Dump Trailer – the new dump trailer has been working much more easily and safely. The second dump trailer has been ordered and should be here shortly.

Tractor – we use the tractor to help people with assorted jobs. When done, I provide the owner with a donation form. Diesel fuel costs are still high. In 2014, we received \$855 in tractor donations.

Paving – currently we have no handicap access sites. We have 2 campers with us that are on the pads sideways. This is due to their elevators. We are checking into increasing the size of the pad for handicap access.

Dumpsters – we continue to find construction debris in the dumpsters. It appears there magically sometime during the night. We do have a Bulky Item Debris form. There will be a modest charge depending on how much debris you have. Maintenance will determine the cost as to how much room the debris would take in the truck, in order to take to the Landfill. If you pay the charge, the debris will disappear.

Maintenance Crew – last year Workampers cleaned the restrooms and did a fine job. I have been working on a better process for cleaning in the Rec Hall using our Maintenance crew. However, if we all do our part and pick up after ourselves, it makes it much easier on everyone. After all, this is not a resort.

Water Cooler in Rec Hall – will be removed. We have repaired and repaired. It is so old we can't find parts any longer. Someone can bring their own water or get it from the kitchen or restrooms.

PROPERTY MANAGER'S REPORT: Jim Keller, LCAM

Election – The election votes have been tallied. Thank you to our sign in team and our counting teams. The elected Board Members are Sallie Dunning, Sue Flanagan, Ron Gillespie, Len McClay and Billie Meylan.

Foreclosures – We have taken back two properties: A-79 and D-47. We will have 2 others in the near future.

Trash – I will check into other options.

RETIRING BOARD MEMBER: Thanks to Bob Butler for his dedicated service on the Board over the past four years.

ADJOURNMENT OF BUSINESS MEETING: Motion to adjourn by Don and seconded by Ron. The vote was unanimous. Meeting adjourned at 11:24 AM.

THE ANNUAL MEETING WAS RECONVENED at 11:25 AM.

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

Michael Coon
John Cropp
Marilyn Cropp
Jim Epling
Gloria Friebe
Robert Graves

Robert Larson
Mario Leone
Theresa Martens
Jim McDonald
Bertha Singleton
Dawn Waterman

PRESENTATION OF COLORS: The American and Canadian flags were purchased by Camper's Holiday. Thank you to Ron & Renie Shaw for raising the American flag and thanks to Jerry & Barb McCann for raising the Canadian flag. Thank you to Russ Pribble who ensured our national anthems were heard by everyone.

ADJOURNMENT OF ANNUAL MEETING: Motion made by Sue and seconded by Len. Meeting adjourned at 11:48 AM.

**CAMPER'S HOLIDAY ASSOCIATION
FORTY-SIXTH ANNUAL ORGANIZATIONAL MEETING
FEBRUARY 19, 2015**

The meeting was opened at 11:49 AM by President Norman States.

ROLL CALL: In attendance: Sallie Dunning, Don Gelinas, Ron Gillespie, Sue Flanagan, Len McClay, Billie Meylan, Hank Meylan, Norm States, and Dan Yarsevich. Quorum established.

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

President	Norm States
1 st Vice President	Len McClay
2 nd Vice President	Dan Yarsevich
Secretary	Sue Flanagan
Treasurer	Billie Meylan

Board Member Assignments:

Activities	Sallie Dunning
Maintenance	Dan Yarsevich
Standards	Ron Gillespie
Campground, Trees	Hank Meylan
RV Storage	
Special Projects	Len McClay
Utilities	Don Gelinas

ADJOURNMENT: Motion made by Sue and seconded by Renie to adjourn the meeting and was adjourned at 11:58 AM.

Sue Flanagan

Sue Flanagan
Secretary

CAMPER'S HOLIDAY 2014 YEAR IN REVIEW

The Board of Directors and QPM's Accomplishments

CAPABILITY	DESCRIPTION	RESULTS	COST
Infrastructure	5 manholes totally relined	Less surface water infiltration, thus less unnecessary work for the WWTP	\$11,550 from Reserves
	Four (4) water filters added to water treatment plant	Removes disinfection byproducts and meets FDEP's drinking water standards	\$23,000 from Reserves
	Installed 2 Xcelerator hand dryers in F Bath	95% less expensive than paper towels	\$800
	Lift station – repaired deteriorated concrete base and lined	Eliminate surface water infiltration	\$21,077 from Reserves
	White stockade fencing	Replace deteriorated wooden fence at bottom of campground; will help block view of maintenance area	\$2,398
	Well House updated	New siding, replaced 3 windows, repaired roof trim, added stone	\$5,000 for labor & materials
	5 Acres site clean up	Leveled and pushed back debris in order for additional debris in the future	\$1,000
	Update A/C in Rec Hall	Replaced one unit that was approx. 22 years old	\$4,700
	Smoke test on sewage system	FL Rural Water conducted test to identify infiltration issues which have been resolved	0
	Procure new leaf trailer	Required as old trailer no longer safe to use	\$7,555
	Green screen fencing project blocking view of water treatment ponds		\$200
	New fresh water well pump		\$4,000
	New waste water sludge pump		\$1,500
	Pavers at Recreation hall emergency exit door area		\$200
	Met with county officials and convinced them to fix excavate the ditches for better water runoff during heavy rains		0
	Gravel in various locations ie: well #1 area, maintenance yard, pavilion parking area		\$600
	Sod berm / for water direction toward road from our median area above campers pavilion		\$100
	Well #2 - High visibility markings to prevent collisions with well structure		0
	Beautification landscaping various areas around the park this summer		0
	Painted interior of Gatehouse	Volunteer did ongoing maintenance	0
	Rec Hall and Gatehouse outside LED lighting installed	Improved exterior lighting	\$300
	Air compressor for tires @ well house		\$250

Campground	FMCA RV Rally	Promotion of campground thus increased income to our business. \$841.41 in camping fees brought in specifically from this event	\$677
	New router/modem and added one new DSL line at gatehouse for CG WiFi	WiFi is one of our CG amenities and this improves the service to the campground	\$110/month
	Campers Meet & Greet	Get feedback from campers; inform them of upcoming changes and improvements	0
	FL Blueberry Festival Advertising	25 campers stayed in the Campground due to our advertising on their website	0
	Escapees RV Club, FL-ARVC, Camp Florida, Go Camping America, Coachman Owners Assn, 42 Good Sam Clubs in FL & GA, Gold Club Giant Recreation RV Club Snowbirds in America & Canada	Advertising on their website and within their clubs promotes our campground	0
	Rate change in campground	Increased monthly rate by \$20; increased KW by \$0.01 to pass along our cost from WREC	0
	Joined FL RV Trade Association (FRVTA)	FRVTA educates, promotes & protects the general welfare of the RV industry in FL	\$200
	Campground pantries – replaced & repaired	Upgrade our business; campers enjoy the pantries	\$16,000 labor & materials
	Produced Camper's Holiday Brochures	Professionalize and update information in our brochure	\$550
	Pavilion upgrade	New siding, enclosed west end, installed 2 windows, added paneling inside, new landscaping	\$5,000 labor & materials
Administration	New CH Insurance Premium	Includes Ordinance & Law	\$9,200
	Sold C-48 – foreclosure	Received check for \$17,649.65 for sale of property	\$13,000
	Updated and published Handbook of Rules & Regulations	Update from 1996 version	\$2,000
	Foreclosure on C-36	Returned property to Camper's Holiday	\$12,000
	40 violation letters	Corrections to update properties	0
	Camper's Holiday Website	Updated & refreshed with revisions	0
	Sold Kubota tractor on Craig's List	Deposited \$3,700 into Operating Funds	0
	Office computer upgrade	Update software that is no longer supported by Windows	\$125
	Sold box scraper	Deposited \$300 into Operating Funds	0
	Foreclosure on D-19	Returned property to Camper's Holiday	~\$8,000
	Change garbage pickup from Waste Management to Progressive Waste Services	Annual savings of \$7,578	0