

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 22, 2015**

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

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

PROOF OF NOTICE OF MEETING: The Agenda was posted on Monday, January 19 prior to the required time frame of 48 hours.

MINUTES: The minutes of the November Board of Directors and Budget Meeting have been approved as distributed.

New Board Members

MOTION: I make a motion that Camper's Holiday Board of Directors' approve the appointment of Ron Gillespie as Standards Director. Motion made by Sue and seconded by Len. Motion passed unanimously.

MOTION: I make a motion that Camper's Holiday Board of Directors' approve the appointment of Billie Meylan as Treasurer. Motion made by Sue and seconded by Len. Motion passed unanimously.

Ron Gillespie and Billie Meylan were seated on the Board.

Outgoing Board Members

You should have received a notice in your mail that Renie Shaw has resigned from the Board. We would like to take this opportunity to present Renie Shaw with this certificate of thanks for her many years of service.

We also have a similar certificate of thanks for Gene DeCarlo for his service on the Board.

PRESIDENT'S REPORT: Norman States

Hernando County Revised Policy

Last spring the Board met two times with Hernando County zoning officials. As a result, the county has enacted a new policy regarding vacant lots in Camper's Holiday.

In summary: Vacant lots may be used for traveler trailer usage. Travel trailers do not require a permit and must be removed from the lot every 180 days. One detached utility shed will be allowed on the side or rear of the lot and must be permitted by the park and county. Travel trailers are not permitted to have attachments/additions.

County Road & Canal Work

On Wednesday January 14, 2015 the county cleaned Culbreath Road west ditch, cleaned the canal under the road and placed black top on the headwalls of Chinook Road.

Code Enforcement & Appeal Committee

In the coming months the Board will consider implementing a Code Enforcement & Appeal Committee based on the State Condominium Statutes. The committee would be made up of unit owners who are non-board members and would serve in a role as mediator between the association and unit owners. The committee would intervene when the volunteer enforcement mechanism does not succeed in stopping a willful violation. The committee would have the authority to recommend penalties for a deliberate infraction of condo rules and regulations. The Board believes this process would serve as a tool when necessary to save attorney and court costs for the association. We will be seeking three qualified individuals who would be willing to serve on the committee.

MOTION: I make a motion to investigate the use of a Code Enforcement & Appeal Committee and bring this discussion back at the Annual Meeting in February. Motion made by Norm and seconded by Ron. Motion passed unanimously.

Status of C-36

We received 1 bid on the property.

MOTION: I make a motion to accept the bid for C-36 from Dan & Nancy Yarsevich in the amount of \$10,000. Motion made by Sue and seconded by Ron. Motion passed unanimously.

Status of D-19

Our yard sale on Tuesday took in \$305. The silent auction was a success too. It brought in \$1,081. These proceeds have been deposited in our Operating Fund. Thank you for supporting these efforts to recoup the costs we have incurred on D-19, i.e., tree removal, past due condominium fees, past due taxes, attorney fees for collections and foreclosure. We will be sending out information and a bid form for this property shortly.

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. 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.
3. Attorney Robert Tankel foreclosed on lot D-19 and C-36 and they will be sold by the Association. There are 2 other properties, A-79 and D-47 that are scheduled to be sold by the Court on February 03, 2015.
4. Progressive Waste Services, our new company, has started a twice a week trash pickup and it will continue until the snow birds go home, then trash pickup will return to once a week. The cost of twice a week pickup with our old company was \$1,325 per month. Progressive's cost is \$480 per month a savings of \$825 per month.
5. Excelerator hand dryers have been purchased and installed in the campground bathrooms. These hand dryers operate on high speed air and use very little electricity. They save 95% over the cost of paper towels. I would strongly recommend that the Board consider these for the Rec Hall in the future.
6. I have worked closely with the BOD trying to find cost effective methods of promoting our business, the campground. The internet, Craigs List, special 2 night coupons, new trifold flyer

(designed by Berna States) and our attending the RV Super Show in Tampa are just some of the things the Board has done to promote the campground. My wife and I manned the booth at the RV Show and we were very surprised at the number of local people who did not know that Camper's Holiday existed.

CAMPGROUND/TREES/RV STORAGE: Hank Meylan

Trees – 3 have been removed since last meeting: a pine tree was leaning drastically toward buildings on B-28 and 2 scrub oaks on D-31. One was dead with branches falling and one was lifting building and also dying at top of tree.

Tree Treatment – Last year we treated approx. 87 trees in common areas at a cost of approx. \$3,500. We would like to do the same this year for the same cost. For individual owners, the cost has increased by \$3.00 per tree.

MOTION: I move that Camper's Holiday Association pay for the chemical treatment of worms on common grounds trees in the amount of approximately \$3,500. Motion made by Hank and seconded by Sue. Motion carried unanimously.

RV Storage Area – Just a reminder that parking there is at your own risk. I haven't asked owners to have assigned lot numbers and this has worked well with no complaints. We do have an issue with a wet area. We are going to try to figure out whether we have a spring, old well or something else.

Campground – We are officially full as of this week. We haven't had any complaints. Things are going great! We were getting low on firewood so a call was made to Skipper's Tree Service. They donated approx. 1 cord of wood and delivered it to us. There was a handout on the tables that showed the campground revenue for 2014 surpassed past years. Total revenue, not including electric usage, for 2014 was \$119,076. 2013 was \$102,188. The Board of Directors and QPM have worked very hard to get campers and groups into the campground. We continue to give Camper's Holiday more exposure to local businesses and individual campers.

TREASURER'S REPORT: Billie Meylan

Financial Report as of 12-31-14

Current Assets – SunTrust & BB&T	\$ 85,134.82
Reserves – Bank of America	\$231,148.68
Total	\$316,283.50

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

The Chinese Auction brought in \$754 for the Bingo account.

The January 2014 FMCA Rally expenses totaled \$677.80 and income from camping fees was \$841.42 denoting a profit of \$163.62 plus any future revenue from this event.

The FRVTA show which we just attended beginning on January 12 has brought in over \$1,000 in camping fees revenue. This is \$1,000 that we wouldn't have had without attending the RV show and this is only the first week after the show.

SECRETARY'S REPORT: Sue Flanagan

Proxy Votes – This is an update to the Budget Meeting. We did receive 153 votes. 146 were YES votes to roll over any excess 2014 funds into 2015. There were 7 NO votes.

Annual Meeting & Election – Just another reminder that the Annual Meeting & Election will take place on Thursday, February 19. I want to thank Sallie Dunning, Linda Vleuten, Gina McClay, and Linda Barthel for helping collate and stuff envelopes for the 2nd Notice.

QPM Contract Renewal – Camper's Holiday renewed the contract from 1-1-15 to 12-31-17.

MOTION: I make a motion to ratify the Board of Directors decision to sign a new 3 year contract with QPM from Jan 1, 2015 to Dec 31, 2017 in order to save \$1,800 in 2015. Motion made by Sue and seconded by Hank. Motion passed unanimously.

2014 tax returns and audit review – Camper's Holiday has had William Demers complete both over the past several years.

MOTION: I make a motion to have William Demers Company complete our 2014 tax returns and conduct an audit review for 2014. Motion made by Sue and seconded by Hank. Motion passed unanimously.

MAINTENANCE: Dan Yarsevich

Lawn Mowing Contract – We received a bid from Balogh's Extra Lawn Care in the amount of \$13,520 to cut and trim common areas. This is approx. \$9,000 less than the last mowing contractor. This contract would be for 1 year. For Camper's Holiday to purchase a new commercial mower would cost approx. \$12,000 to \$14,000. Considering employee time and benefits, it is a better option to go with the lawn service.

MOTION: I make a motion to hire Balogh's Extra Lawn Care in the amount of \$13,520 for the contract time period of one year. Motion made by Dan and seconded by Len. Motion carried unanimously.

Dump Trailer/Leaf Wagon – We purchased a new dump wagon in December and now have it in service. The cost was approx. \$7,500 and Reserves funds were used. It is much easier to dump yard waste and is very SAFE. The other old leaf wagon that is in service is very dilapidated and is not safe.

MOTION: I make a motion to purchase a new dump trailer in the amount of approx. \$7,500 which will come out of Reserves. Motion made by Dan and seconded by Len. Motion carried unanimously.

Leaves/Pine Needles: We have some campers that have kindly raked their sites. Several volunteers have begun to pick them up on Wednesday mornings. If you would like to help, see me or another Board member.

SPECIAL PROJECTS: Len McClay

Roads – are on our list of things to do. We have about \$60K in Reserves and we may need much more than that.

I still have several continuing projects on the go.

Lining of Underground Manhole Chambers – In 2014 we had a GML coatings clean, repair & line our lift station at the Waste Water Treatment plant along with 5 manhole chambers. We still have more of the manholes

to be repaired and sealed. After one of the large storms in September of 2014 we had had a ground water infusion of 60 thousand gallons. In a continuing effort to combat this problem we will keep working on them. This will do one Manhole on Bobwhite, along with the ones at Units B-54, A-73, A-65 & A-56.

MOTION: I make a motion to ratify the Board of Directors decision to have GML Coatings line 5 manholes at a cost of \$11,700. Motion made by Len and seconded by Ron. Motion carried unanimously.

Water Tank Replacement – I'm happy to report that the new tank is in full operation and our pristine water is flowing once again. Over the next while, Water Tech will be replacing the plastic air lines with threaded, galvanized pipe. We hope that this new equipment serves this community, well, for a very, long time.

Internet: What a bag of worms this is!!! In April of last year, we replaced a Wifi repeater near D-40. Yesterday our last repeater was installed on B Bath. This is the last of these repeaters that we have. It was very difficult to get ahold of these things, as they are old and outdated. At some point our community is going to have to make a decision as to the direction we will take (if any) to continue to provide internet service to the Condo area. The deeper I delve into this project, the more complicated and expensive it gets. Two separate companies have told me that in order to cover our whole area, including the corners, with good WIFI service, that it would cost the Association at least \$200,000.00. However there may be some good news by looking at other options. We've had quotes for Fiber Optic service that is available on Culbreath Road. One option is to bring Fiber Optic cable to every site. This would give everyone very good service. It would cost about \$700.00 per unit. Another option would be to bring the Fiber Optic cable into the office and use our, already installed, RG10 and RG6 Trunk system. We still have to get prices on the hardware that would be required for the Hub and prices for cable converters that would be needed for each residence. When all of this can be put together the Board will come back to the people for a discussion before anything is finalized.

In closing, I'd like to say THANK YOU to ALL of the people that volunteer their time, talents and energies thereby improving our community and making it such warm and welcoming place to stay.

STANDARDS: Ron Gillespie

I am currently working on two projects which entail gathering information on the golf courses in Hernando County and the nearby flea markets. We saw similar information on flea markets used as a draw to potential campers at another campground vendor at the Tampa RV SuperShow. We expanded it to add golf courses also.

Standards Permits

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	Dan Tanner	Replace window on north wall	12-Jan-15	12-Jul-15
B4	Dan 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

Standards For Sale Inspections

UNIT	OWNER	DATE INSPECTED	GRANDFATHERING
C27	Jim McDonald	29-Nov-14	Yes -carport
C47	Richard Marsh	31-Dec-14	Yes - two sheds
C6	Jennifer Jones	31-Dec-14	No

BINGO REPORT: Sallie Dunning

We started Bingo on Nov. 10th this year and we average 35-55 people a night. So far, we have raised \$700 since Nov. The Chinese Auction netted us \$754 and I have received \$30 in donations since then. We have around \$3,100 total. The new equipment we are looking at costs \$4,995 plus shipping. The Board has agreed to lend us \$2,000, to be paid back in full from the Bingo Account.

To date, we have paid out \$4,472. We will be having a Bake Sale on Feb. 21 during the Craft Show. We will be looking for goodies to sell. I know there are a lot of good bakers in the park so we are expecting lots of stuff.

MOTION: I make a motion to loan the Bingo Committee \$2,000 for new equipment to be paid within 2 years. Motion made by Sue and seconded by Dan. Motion passed unanimously.

OTHER BUSINESS:

Gatehouse closed to sort mail – There have been incidents when potential/current campers and owners cannot enter the park when the Gatehouse is closed to sort mail. The Board will look into this concern.

Meet the Candidates – we will schedule a date for meeting the election candidates.

ADJOURNMENT: Motion made by Sue and seconded by Dan to adjourn meeting. Motion passed unanimously. Meeting adjourned at 11:49 am.

Sue Flanagan

Sue Flanagan
Secretary