

**CAMPER'S HOLIDAY ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 3, 2016**

The meeting was opened at 10:00 am by Sue Flanagan, Secretary. The Pledge of Allegiance was said.

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

PROOF OF NOTICE OF MEETING: The Notice of Budget Meeting and the Agenda was mailed on September 29, prior to the required time frame.

MINUTES: The minutes of the September Board of Directors Meeting were approved as corrected.

MOTION: I make a motion that Camper's Holiday Board of Directors' approve the appointment of Diane McAdams as Activities Director. Motion made by Sue and seconded by Len. Motion passed unanimously. Diane attended the Board Meeting.

Since we had a Board Member resign due to illness, I would like to present Sallie Dunning with a certificate of appreciation to thank her for her service on the Camper's Holiday Board of Directors.

PRESIDENT: Norman States (Sue Flanagan read Norm's report in his absence.)

Developing an annual budget is a challenging process. Funding essential areas based on current use, estimated inflation and price increases are all factored in. Significant increases are anticipated in Real Estate Taxes, Fire Tax, and electrical usage.

Several park issues needing to be addressed after being neglected in previous years have been addressed and will soon be behind us. Catching up while making park improvements has been a balancing act the board has handled well. Placing emphasis on improving the campground has been beneficial as we experience an increase in our summer campground rentals.

The board's goal must always be to maintain the park while improving the appearance and infrastructure. This in turn will reflect in an increase in property values. Recent improvements include:

- White privacy fence installed in several areas
- Vinyl siding on all buildings
- Completely remodeled office
- Gatehouse improvements
- All sewer and manholes lined with PVC
- Installation of water filters
- Replacement of equipment
- Update of Wi-Fi and cable

The proposed budget reflects a modest \$7.00 per month increase. In comparison to fees of other condominiums in our area, we believe the increase is within reason.

Recycle! Recycle! Recycle! Large cardboard boxes, plastic containers and aluminum cans are being placed in the dumpsters. Please help save your condo fees by recycling.

MOTION: I move that we approve the 2017 budget with fully funded reserves which results in condominium fees of \$1,580.00 per unit, or \$395.00 per quarter. Motion made by Sue and seconded by Don. Motion passed with 5 yes votes (Sue, Don, Len, Billie and Hank) and 3 no votes (Ron, Diane and Dan)

STANDARDS: Ron Gillespie

SURVEY ISSUE: No progress. Attempts at using email to progress the issue did not work out. I will continue when I return to CH.

NORTH PROPERTY ISSUE: No progress. Attempts at using email to progress the issue did not work out. I will continue when I return to CH.

FIVE YEAR RESERVE PLAN: The plan approved in April 2016 requires update as there were about \$9500 of fence repairs done as a result of storms that were not planned and the Gravelly mower was replaced but not planned until 2017. There are also some expenses not posted for which I am waiting feedback from Jim. Additionally, there are plans for expenses next year that need to be inserted into the plan. I expect the updated plan will be ready for the next meeting

FOR SALE AND FOR RENT LISTS: I am still updating these lists. Please provide changes to me or the gatehouse at least two days before the end of the month.

PERMITS: My thanks to Norm for handling permits while I am in Canada.

SPECIAL PROJECTS: Len McClay

WI-FI - When we started this Wi-Fi system there were 3 DSL lines giving us 15 mbps. As demand increased, we upgraded to radio transmitters and receivers with 100 mbps. Demand has continued to increase and to improve our system, we are able to increase our data plan by 150 percent to 250 mbps. This will mean an increase of \$110.00 per month. I feel this a good move at a reasonable cost to improve our system.

MOTION: I make a motion to ratify the Board of Directors decision to upgrade our Wi-Fi service by increasing our bandwidth to 250 mbps which will cost an additional \$110 per month over a 3 year period. Motion made by Len (but read by Sue) and seconded by Ron. Motion passed unanimously.

TREASURER: Billie Meylan No Report at this time.

CAMPGROUND/TREES: Hank Meylan No report at this time.

MAINTENANCE: Dan Yarsevich No report at this time.

PROPERTY MANAGER: Jim Keller

1. We started 2 times a week trash pickup starting Nov 1st. They also can provide a 3 times a week pickup during the busy season if necessary. Cost of this additional pickup is \$71.00 per week. Once per week is \$305 and twice a week is \$480 and 3 times a week would be \$551.

2. 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.
3. I will be putting our Insurance out to bid and hopefully we can save a few thousand over what we now pay.

ACTIVITIES: Diane McAdams

When I first agreed to take over the activities part of this job, I asked for and received \$300.00 startup money. Then I was asked to step in for Sallie Dunning and join the Board and was given an additional \$344.00 left over from last season, a total of \$644.00.

I also inherited a very clean, well-kept kitchen that is well stocked with paper goods and some dry goods thanks to Sallie and her crew.

I spent time this past summer working on ideas and developing a new Blue Book filled with activities for this season. The Blue Book is now located here in the hall for your convenience seven days a week. Our employees in the Gatehouse no longer have anything to do with activities in that they do not have answers to your questions regarding any activity.

I would ask that each of you take it upon yourself to set aside some time to get familiar with the contents of the Blue Book and the new system and sign up for the events you are interested in. If after looking over the fliers, you have questions, please leave a note in my mailbox with your name and contact number, and I will gladly call to help as soon as I can.

The other thing I ask is to please volunteer your time and if you cannot, then please be kind to your volunteers who are working for you.

Kathy Pribble will be handling the kitchen this year. She's going to be needing your help also during this busy season. These are our activities and this is our kitchen. Let's all join together to make them the best we can.

So if you like what you're seeing, then please don't hesitate to get involved and put yourself out there. I think that's going to go a long way in encouraging us to carry on. Thank you.

UTILITIES: Don Gelinas No report at this time.

SECRETARY: Sue Flanagan

FLORIDA RV TRADE ASSOCIATION: We have attended the RV SuperShow as a vendor for the past 2 years. This has resulted in more campers, especially over the summer months as local groups make reservations. We paid the entry fee in April. The vendor booths were sold out in September. I am in the process of preparing the final documentation required by the RV SuperShow for our booth.

Directly due to our participation at the RV SuperShow, we had multiple groups in over the summer. Today, we have a group of 16 coming in. On Dec 2 - a group of 15, on Dec 13 - a group of 15 and on Dec 31 - a group of 5. Although these groups may only stay a few nights, they may be back in the future, especially during the summer when we are least busy.

As of today, we have 56 reservations for mostly 3 but some 1 and 2 month periods for this upcoming season. We feel our advertising at the RV SuperShow has helped us immensely.

ANNUAL MEETING AND ELECTION: This meeting is scheduled for Thursday, February 9, 2017 at 10:00 AM. Each owner will receive two notices of the meeting. The first notice will include a letter of intent to run for the board of directors, as a volunteer.

ANNUAL TREE TRIMING/REMOVAL IN CAMPGROUND AND COMMON GROUNDS:

MOTION: I move that we ratify the decision by the Board of Directors to hire A&R Tree Service for our annual tree trimming/removal prior to return of owners and campers at an approximate cost of \$2,580. Motion made by Sue and seconded by Diane. Motion passed unanimously.

NEW BUSINESS: Insurance Deductible. Each year it must be determined how the association would pay for deductible in case of a catastrophe, i.e., hurricane, if a building such as the Rec Hall would be demolished. The deductible could be a 3% charge of the cost to rebuild or \$50,000. It could be paid by reserves, operating funds or special assessment.

MOTION: I propose to look into this and come up with a suggestion for a future meeting. QPM recommends special assessment. Motion made by Len and seconded by Sue. Motion passed unanimously.

ADJOURNMENT: Motion made by Sue and seconded by Don to adjourn meeting. Motion passed unanimously. Meeting adjourned at 11:38 am.

Sue Flanagan

Sue Flanagan
Secretary