

**CAMPER'S HOLIDAY ASSOCIATION
BOARD of DIRECTORS MEETING
MARCH 16, 2017**

The meeting was opened at 10:03 am by President Norman States. The Pledge of Allegiance was said.

ROLL CALL: In attendance: Deb Diget, Sue Flanagan, Don Gelinas, Diane McAdams, Billie Meylan, Hank Meylan, Norm States, and Dan Yarsevich. Quorum established.

MEETING ATTENDANCE: We had 138 owners who returned a proxy. Since we need a total of 151, a membership quorum was not established. Thanks to the Sign-In Committee: Shirley Harris, Gina McClay, Kristin Vette, and Nancy Yarsevich. Thanks to Frank Bonin for overseeing the proxy vote.

PROOF OF NOTICE: The meeting notice was posted on the first of March.

MINUTES: The Forty-Eighth Annual Membership Meeting Minutes stated, An amendment is needed to reflect that the motion to zero out our two negative reserve balances by using excess funds in our campground revenue account passed unanimously. Ron Gillespie did vote no. The minutes have been approved as corrected.

PRESIDENT'S REPORT: Norman States

A very active winter season is coming to a close. This has been the busiest season many of us have experienced at Camper's Holiday. Lots of property sales, new owner interviews, unit improvements and overall activities. Our park is looking better each year and more improvements are planned for the future. With completion of changes to our infrastructure, the board can focus on updating some of our facilities and make improvements to the common areas.

As joint owners of our condominium, we elect board members and hire a management firm to address the many complex business decisions needed to run the condominium. But each owner can take more ownership of our park by volunteering to do small work items that often need addressed. Included would be raking leaves in the common area or picking up debris on the property and roads when you see it. If you observe someone not following the rules: speeding, driving wrong way on one-way street, not picking up properly after pets, improper recycling, gently remind them of the infraction.

We continue to find many items "dumped" near the maintenance yard gate, dumpsters, debris wagons and other miscellaneous locations. Metal items, left over pavers, bicycles, cardboard boxes, leaves in plastic bags, etc. all have appropriate locations and ways to be disposed of. If you have metal items or leftover pavers that need disposed of, please make appropriate arrangements. "Dumping" at night requires someone to take time to relocate the item a second time. Please, NO plastic bags in debris wagon.

An extensive list of summer maintenance projects will be prepared for our maintenance staff to be completed this summer.

PROPERTY MANAGER'S REPORT: Jim Keller, LCAM

Attorney Robert Tankel has foreclosed on D-17 and is working out some title issues.

A-17 is in the process of foreclosure and should be completed soon.

There will be an inspection conducted very shortly and violation letters will be sent out if any violations are found.

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 online portal.

The February Financial reports are available on the Camper's Holiday website or in the office if you want a hard copy.

If you have any changes in your personal information, please fill out a new Owner Information Sheet and turn it in to the Gatehouse so that we can update our records.

Year End financial reports will be available shortly. If you want one just return the form that you will receive shortly.

Norm States, Ron Gillespie and I are working on a new (5) year plan or as it is officially called a reserve study. Doing this in house will save us about \$6,000.00 per reserve study which is required every 3 years.

The limited proxy re: Charging for using the RV Storage area will be totaled and the results announced. If a quorum is not established the proxy is still valid for 90 days from the date of this meeting.

UTILITIES: Don Gelinas

The operating permit for our waste water treatment plant (WWTP) (or sewer plant) will expire in November, 2018. Not knowing when we might need to start the application process and costs, we sent some questions to George McDonald, the engineer who processed our 2013 operating permit. George told us that the application is due in to the Florida Department of Environmental Protection (FDEP) a minimum of six months before expiration date, and we should start the process no later than nine months before the expiration date.

His fee is \$1,750 for the required site visit/inspection, pulling all the DMR history and performance analysis, preparing the two reports (Capacity and O&M {operating and maintenance} performance) and the two forms. This assumes that all we are doing is a straight renewal, not making modifications to the plant or disposal system.

The FDEP application fee is \$1,000. Both costs are based on 2018 charges being the same as now and will be taken from Reserves.

MOTION: I make a motion to hire McDonald Group International @ \$1,750 to begin the application process when necessary for renewing our WWTP operating permit. Motion passed unanimously.

ACTIVITIES: Diane McAdams

Kitchen:

Income	\$8,631.00
Expenses	<u>\$6,601.00</u>
On-hand	\$2,030.00

Activities for February & March

Income	\$3,103.00
Expenses	<u>\$4,154.28</u>
	-\$1,051.28

ADVERTISING: Sue Flanagan

D-17 – In September, 2016, we accepted a \$10,000 bid on this property that was returned to us under foreclosure. Since that time, the title company began their process to provide a clear title to the property. They discovered previous owners' heirs that had not signed off. This was referred to our attorney. The attorney has made some progress, but it still is not

resolved. The prospective new owners have chosen to withdraw their bid. We should have clear title shortly and then we will put it out to bid again.

TREASURER'S REPORT: Billie Meylan

Financial Report as of 1-31-17

Current Assets	\$243,691.85
Reserves	\$182,854.32
Total	\$426,546.17

CAMPGROUND/TREES/RV STORAGE/PERMITS: Hank Meylan

Global Pest Control treated live oak trees during the week of February 23, 2017. We are good for another year. They also completed a subterranean termite inspection on all buildings as a 5-year follow-up and did injections, except for B & C bathhouses, they are on a separate schedule.

Tree removal permits:

Two (2) trees were removed because main trunks were splitting in half. A-48 & B-38.

Two (2) water oaks were removed. The tree on D-10 was dead and starting to fall on the building. The tree on C-24 was dying and full of mistletoe.

There are no problems in the campground. They are all happy campers.

There are trailers and motor homes in the RV Storage area that may belong to someone in the campground. I am still working on this problem.

MAINTENANCE: Dan Yarsevich

Maintenance Dept. Tractor - 3-point hitch - Rotary mower needs replacement.

This mower is used during the summer months to keep the jungle over at the 5 acre leaves and brush dump site from taking over the land. Only used about 5 times per year but a necessary piece of equipment. The gear box is making funny noises and it does not have much service life left without some major repairs. Present mower does Not have the Slip Clutch system that protects the gear box from damage when something solid is accidentally struck while mowing. It was bought used some time ago.

3 -New Bids / Quotes obtained, with a local dealer coming in with the best deal, Auto-Plus Auto Parts Inc. in Brooksville, Fla.

Bush Hog mower deck model; BH15

bid/quote of: \$1,730.95 less trade in of present mower / credit of \$350.00

Total Cost factor of: \$1,380.95

MOTION: I move that we purchase a 5' bush hog mower model #BH15 for the Kubota tractor from Auto-Plus Auto Parts Inc. which has the best price of \$1380.95. Motion passed unanimously.

One of our 3 carts is in need of some major repairs, rear axle bearings, carburetor rebuild, new starter, tires, and the list goes on. C.H. bought this unit used for \$3,400. 3 years ago. It is designed to be used off road, hence has a solid rear axle, and has developed bearings problems by using it on paved roads most of the time.

Work Cart. 3- Bid/Quotes on a new unit. 2 - manufacturers making this type of work cart.

1. E-Z Go / Cushman. Hauler 1200.

Quote of \$9,885. + tax from Affordable Golf Carts. Inc. Total cost of \$10,528.

same unit

Quote of \$9,650. + tax from Melissa's Golf Carts

Total cost of \$10,277.

2. Club Car - Carryall 500. Quote of \$10,500 + tax. from Cart World Total cost of \$11,186.

Club Car is a little more money but has a better Warranty 3-years / or 3,000 hours on the Aluminum frame, and drivetrain, and 2 years on the remainder of the vehicle. Better ground clearance, with 20 inch tires and wheels.

E-Z Go / Cushman unit only has a 1 year Limited Warranty on entire vehicle. Steel Frame - 18" tires and wheels.

MOTION: I move that we purchase the Club Car Carryall 500 from Cart World which has the better warranty with a total cost of \$11,186.00. Motion passed unanimously.

MOTION: I move that we place the ATV up for bids, with a minimum bid of \$800.00 as a starting point. Motion passed unanimously.

STANDARDS: Bill Vette (as read by Deb Diget)

Properties inspected / sold / transferred since January 2017

A-02 Fillion	B-38 Cavalcoli	C-62 Vleutea	D-11 Dickey
A-26 Idyle	B-49 Moore	C-73 Cleaves	D-52 Heacock
A-32 Oliver	C-01 Johnson	C-75 Bell	D-53/D-54 Cuffell
A-38 McCann	C-04 Compston / Barker	C-76 Hockenberry	D-57 Morgan
A-42 Roche	C-14 Grooms	C-80 Gordon	D-69 Barnim
A-78 Hanrahan	C-47 Marsh	D-10 Baeir	

Permits Issued (January 1 – present)

Section A – 3	Section B – 9	Section C – 2	Section D – 4
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SECRETARY'S REPORT: Deb Diget

There have been many concerns about Camper's Holiday WIFI. On Feb 28, 2017 Len and 3 board of directors met with a representative from Hernando Broadband, a local communications business. After reviewing our system, he recommended adding to the existing equipment antennas and radios to make necessary improvements. Hernando Broadband is willing to provide a written performance guarantee along with a 2-year warranty for all the equipment they install.

MOTION: I move that the Board of Directors accept the bid of \$6,106.00 from Hernando Broadband for upgrading our WIFI system. Motion passed unanimously.

ADJOURNMENT: Motion made by Diane to adjourn the meeting. The meeting was adjourned at 11:07 AM.

Deb Diget

Deb Diget
Secretary