

**CAMPER'S HOLIDAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 2, 2017**

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

ROLL CALL: Deb Diget, Sue Flanagan, Don Gelinis, Billie Meylan, Hank Meylan, Norm States, Bill Vette, 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 October 3, prior to the required time frame.

AUGUST MEETING MINUTES MOTION: Sue motioned that the minutes from the previous Board of Directors Meeting be accepted, seconded by Don. The motion was passed unanimously.

PRESIDENT' REPORT: Norman States

Hurricane Irma

On May 16, 2017, a memo, "RE: Hurricane Season," and other related information was distributed in each unit owner's mailbox as a reminder to make plans for the June 1- November 30 hurricane season. Information included hurricane season emergency information and brochures from Hernando County Emergency Management (HCEM). The information was very specific in outlining mandatory evacuation instructions.

Prior to my leaving for vacation, I met with Sean, Teddy and Dave Kingsbury, our licensed utilities operator, to prepare plans that Camper's Holiday would follow before, during and after Hurricane Irma in relationship to the severity of the storm and possibility of an extended power outage. Since I am a volunteer Communication Operator for HCEM, I had access to internal communications and public notices and contacted our employees and plant operator daily after leaving.

It is the fiduciary responsibility of the Camper's Holiday Board of Directors to ensure that the operation of the association is carried out in the best interest of all unit owners. Following the mandatory evacuation notice issued for Camper's Holiday by HCEM, and losing electrical power, our emergency L.P. gas conservation plan was placed into effect on September 10, 2017 at 17:26 p.m. The plan was to maintain limited utility service while conserving the L.P gas supply for possible long-term use. Criticism was leveled by some owners because Camper's Holiday did not run the generator full-time to provide electric in the recreation hall for owners to have refrigeration, air conditioning, television, etc. Running the generator full-time would not be realistic. Anytime there is an emergency, especially during hurricane season and mandatory evacuation, the emphasis must be placed on conserving L.P. gas to provide limited water and sewage for as long as possible.

Sadly, in a time of crisis the best and worst behavior of people is exhibited. Unfortunately, Camper's Holiday had its share of unit owners who fully demonstrated their bad attitudes and worst behavior before and after the hurricane. It was appalling to learn about the rudeness, anger, foul language, and abuse owners used in talking with our employees. With the large amount of pre-hurricane preparations that had to be completed, then the days of post-hurricane work which included checking all the facilities and accessing the damage, cleaning all the debris (the pool alone took two days of hard work to restore it for use), then doing all the repair work, I highly commend all our staff for the great job they did during Hurricane Irma.

Thankfully, Camper's Holiday suffered less damage than expected, most of which was caused by trees that fell. There was also some flooding in D section. Most of the park was without power for seven days. Some sections were off longer due to downed wires. One of the biggest problems was the loose items that unit owners neglected to properly store or tie down. Cleanup began immediately following the hurricane. Volunteer unit

owners were few, but thanks to a couple snowbird volunteers who arrived to work along with the others, much needed cleanup work was completed in a few days and maintenance was able to do the necessary campground repairs.

#### STANDARDS REPORT: Bill Vette

Consultations with unit owners on clarification and interpretation of Camper's Holiday standards and rules including Hernando County Zoning Department requirements. 12

#### Permits Issued/Notifications Received:

Exterior improvements, additions, and/or auxiliary structure to be placed on unit/site. 9

Plumbing and electrical installations on private lots. 2

Poured concrete. 1

Deliveries of construction materials, cement, gravel, dirt, landfill. 8

Alterations of land grade levels. 1

Easement checks for placement of RV's and auxiliary structures. 2

Inspections new and used recreational vehicles, appearance, size, projections, prior to installation, permanent or seasonal. 5

Easement checks, condition of property, and conformity of the 40% rule. 19

Periodic survey of the appearance and upkeep of individually owned lots in the condominium area and recommended improvements delivered to unit owners. 20

Notifications received of unit sites to be sold or title transferred. 15

Notifications received when new RV has been brought into park. 1

Notifications of used units is sold for continued use in park. 6

Notifications received when renters bring a RV into the condominium on a seasonal basis. 2

#### Special Projects Report:

Worked with Camper's Holiday administration and contractors on the following:

New WIFI and Security cameras system for park.

Organization of storage area including new gate, signs, policy and implementation.

Organization of fire pit area for beautification and elimination of clutter.

Measured pavement from highway to gatehouse and met with contractors concerning the paving of gatehouse road for next year.

#### PROPERTY MANAGER'S REPORT: Jim Keller

The election of new officers will be February 8, 2018 at the Annual Board of Directors Meeting at 10 AM.

Each owner will receive two notices of the meeting. The first notice will be mailed out December 8, 2017 and will include a letter of intent to run for the board of directors, as a volunteer.

Attorney Robert Tankel – currently there are no units with the attorney.

Now that owners have started to return there will be an inspection conducted very shortly and violation letters will be sent out if any violations are found.

We started 2 times a week trash pickup starting a couple of weeks ago. 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 \$305.00 and twice a week is \$480.00 and 3 times a week would be \$551.00.

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 through his online portal.

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

A complete reserve study was done by Norm States and Ron Gillespie and the new amounts are included in the proposed budget for 2018.

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.

Pool temps - I recently attended a seminar concerning legal issues of commercial pool temperatures. The Florida State Law designates a maximum public pool temperature of 86 degrees and public hot tub maximum temperature of 103 degrees.

#### TREASURER'S REPORT: Billie Meylan

Financial Report as of 9-30-17

Current Assets	\$239,098.07
Reserves	\$178,804.22
Total	\$417,902.29

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

ANNUAL TREE TRIMMING SERVICES MOTION: I move that we ratify the decision by the Board of Directors to hire John Davis Tree Service for our annual tree trimming/removal prior to the return of owners and campers at an approximate cost of \$2,475.00. Motion made by Sue, seconded by Dan. Motion passed unanimously.

#### ACTIVITIES REPORT: Diane McAdams (Sue Flanagan read Diane's report in her absence)

A big welcome back to all of you. We have some fun and exciting activities to look forward to this year. You should have received your November calendar as well as your daily activities calendar in your mailbox. Your daily activities stay the same all season, so keep that calendar where it won't be misplaced. Monthly calendars will go into your mailbox the last week of the month and I always try to keep extras near the Blue Book in the Hall. I'm putting a Blue Book in the Camper's Pavilion this year in an effort to encourage campers to join in the park's activities.

On November 10<sup>th</sup>, there will be a welcome back Open House for every at 7 PM in the Hall. This event is not on your calendar, because it was an afterthought, but it is in the Blue Book. So, mark your calendars and come join in the fun. I've added some new daily activities this year, trying to have something for everyone. Tuesday nights from 5 – 6 PM we will have a happy hour at the pool – NO GLASS CONTAINERS AND NO SWIMMING INVOLVED. On Saturday nights we will have dice games in the Hall for those who might enjoy Bunko or Left, Right, Center. Also, a New Ladies Golf Group twice a month. Cooking Club is coming back this year too.

Our cruise is scheduled in January and we will have a concert/dance with J.D. Williams.

In February, there is a trip to Ft. Myers to ride the Murder Mystery Dinner Train, a 50<sup>th</sup> Wedding Anniversary Reception, our very own Kentucky Derby and a Superbowl Tailgate Party.

In March, there will be a Four-Hour Paddle Boat Trip, Spring Fling (of course), and we will wrap up the season with our Main Event "Cheeseburger In Paradise By The Pool".

I'd like to encourage you all to join in and get involved in our activities program this year. Make new friends while sharing in the fun. A special Thank You, in advance, to all the volunteers who help make this program possible.

## MAINTENANCE REPORT: Dan Yarsevich

MOTION: I move that we ratify the decision by the Board of Directors to hire Aaro Fence Inc. to furnish and install 29 feet of white vinyl fence and one 16-foot chain link roll gate with posts set in cement for a cost of \$2,245.00. Motion made by Dan, seconded by Bill. Motion passed unanimously.

MOTION: I move that we place the ATV up for bid. Motion made by Dan, seconded by Don. Motion passed unanimously.

Note to all owners, if you have a leak at your water source, please let the Gatehouse know so the repair can be made.

UTILITIES REPORT: Don Gelinas No report at this time.

## ADVERTIZING REPORT: Sue Flanagan

Advertising – Our participation at the RV SuperShow in Tampa has increased our revenues. While working at the Gatehouse on Saturday, I had a camper hand me the coupon he received at the SuperShow. He and his wife love it here and will be back. Had we not met them at the show, he probably would not have found us.

Groups - We have had 12 groups in since April. Keep in mind we don't schedule groups in January, February and March because we are very busy and close to full. Some groups have been here twice, some three times and one group has been here four times since April. Unfortunately, two groups cancelled in September due to Hurricane Irma. We have a large group of 15 and a smaller group coming in November and 2 smaller groups coming in December.

Campground - I am excited to share that we have 59 three-month reservations for this season. The revenue from the campground keeps our condo fees lower. If you noticed on the proposed budget, our quarterly condo fees were reduced by \$120.83 due to campground income. Over 2018, that is \$483.32 in each unit owner's pocket. Let's keep our camper guests happy and coming back.

## SECRETARIES REPORT: Deb Diget

Hurricane Irma – After spending the summer and weathering through Hurricane Irma I would like to share a few insights.

On Thursday, September 7<sup>th</sup>, two days before Irma struck our area, 58 units were occupied. The staff was preparing for the worst, as the reports came through that we could be facing a Cat 4 hurricane. The Gatehouse was dealing with cancellations, keeping track of residents for the county sheriff's office, and conducting normal business all while being inundated with phone calls. On Friday, September 8<sup>th</sup> a broad cast email was sent out requesting owners to refrain from calling the Gatehouse and that owners would be notified after the storm had passed if there was major damage on their lot. There was a slight decrease in the number of calls.

On Saturday, September 9<sup>th</sup> there were 18 units occupied. An emergency phone message was broadcast informing owners of the mandatory evacuation of Hernando County. Some owners were unhappy about receiving the phone message others were unhappy that they did not receive the message. If you do not want to receive the emergency broadcast phone messages, please complete the Emergency Notification Form indicating you want your name removed and return it to the Gatehouse. If you did not receive the broadcast phone message and want to receive them, please complete the form.

At 5:09 PM on Saturday the power went out. It was a long sleepless night, with unceasing wind and torrential rains. Then, sometime between 4:00 and 4:30 AM on Sunday, September 10<sup>th</sup> everything went silent. Between 4:30 and 5:00 AM Sean & Teddy began assessing damage and starting to put things back to order.

Unfortunately, on Monday, September 11<sup>th</sup> the Gatehouse received over 100 phone calls. We understand that owners were concerned, but the calls were an added stress to our exhausted workers.

The lot assessments were complete by Wednesday, September 13<sup>th</sup> and owners were called. Unfortunately, several owner's phones had been disconnected and contact could not be made. It is important that we have up-to-date contact information for each owner. There are Owner Information forms if you have made changes to contacts which includes emergency contacts.

After the storm we had several spontaneous events, breakfasts/morning coffee and a picnic at the Rec. Hall. All of which were advertised by word of mouth. Not all owners were aware or heard about the events and for that I apologize. I would like to work get together with owners who were here during the storm and create a plan for disaster relief that would help build a positive community atmosphere.

One final point after the storm. The power was down, and the gates were open, which meant that anyone could enter. Sean and Teddy were watching for vehicles that did not belong and immediately stopped whatever they were doing, got in their carts followed and escorted the intruders out of the park. Our employees worked diligently and long hours to keep things safe and running as smooth as possible during this stressful time.

#### NEW BUSINESS:

##### 2018 Budget

MOTION: I move that we approve the 2018 budget with fully funded reserves which results in condominium fees remaining the same as 2017; \$1,580.00 per unit, or \$395.00 per quarter. Motion made by Deb, seconded by Bill. Motion passed unanimously.

##### 5-Year Reserve Funding

Ron Gillespie and Norm worked spring and summer to update the 5-year reserve funding plan. After numerous emails and hours of calculations the plan has been updated.

MOTION: I move that we approve the 5 Year Reserve Funding Plan as it has been updated. Motion made by Deb, seconded by Sue. Motion passed unanimously.

##### Insurance Deductible

Each year it must be determined how the association would pay for the 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 move that we use a special assessment to pay for insurance deductible in case of a catastrophe, such as a hurricane, were to demolish a building, such as the Rec Hall. Motion made by Deb, seconded by Sue. Motion passed unanimously.

ADJOURNMENT: Motion made by Don and seconded by Sue to adjourn meeting. Motion passed unanimously. Meeting adjourned at 11:09 AM.

*Deb Diget*

Deb Diget  
Secretary