

**CAMPER'S HOLIDAY ASSOCIATION
BOARD of DIRECTORS MEETING
AUGUST 15, 2017**

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

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

PROOF OF NOTICE: The meeting notice was posted on August 10, 2017.

MINUTES: There are no corrections to the April Board of Directors Meeting Minutes. The minutes have been approved as distributed to the membership.

PRESIDENT'S REPORT: Norm States

Despite the major setback with our pool restroom remodeling project, progress has been made. Finding competent tradespeople who are interested in taking on additional work is a challenge. Our goal is to have the facility open for the fall season.

Some of the summer park projects have been completed and others are in progress for completion for the fall season. They are:

- Install laundry tub in campground laundry
- Organize maintenance storage area
- Paint and update maintenance restroom
- Build office area in maintenance building
- Organize pool bath storage area
- Install gate in storage area
- Landscape pool bathroom entrance area
- Replace pool pump and bring pool to code
- Extend roof over pool heater/cooler
- Stop lake erosion.
- Tree trimming

Sabotaging our infrastructure continued this summer when a full-sized mop head was dropped in the drain line that plugged the sewage lift station pump and caused damage. The latest incident was very costly as it took two maintenance men a day to pull the pump and make repairs. It could have cost us \$2,500.00 to replace the pump. Last year someone drilled holes in the drain lines that permitted flood and heavy rain water to enter our sewage system. Board members often hear complaints when the budget increases, yet we continue to have this type of activity taking place that is very costly. We are asking everyone to follow the proper procedures when disposing of debris – construction materials, old furniture, etc. As we mentioned before, please do not drop scrap wood at the fire ring or dumpster area.

We will soon begin the process of developing a 2018 budget. Thanks to QPM all expenses are tracked and projected for the new budget.

Our maintenance and gatehouse employees do an excellent job in greeting our customers and maintaining our facilities. Thanks to Board members for keeping in contact during the summer months to help with the decision-making process in the operation of our park.

MANAGEMENT REPORT: Jim Keller

A-17 sold to a 3rd party. Camper's Holiday will receive \$3,002.00 for assessments, \$270.28 for interest, and \$32.00 for association costs. This payment should be received in a couple of weeks.

From the attorney – there are currently no collections.

There are presently a small number of delinquencies.

The July financial reports are being completed today and will be emailed for distribution to the membership

All invoices have been submitted for payment.

Question from board member: What is the status of D-17? There has been no information from the lawyer concerning the property. Jim will ask for an update.

ADVERTISING REPORT: Sue Flanagan

Florida RV Trade Association – We have renewed our annual membership at a cost of \$150.00. This is the association that sponsors the RV SuperShow in Tampa. We have attended the RV SuperShow as a vendor for the past 3 years, resulting in more campers, especially over the summer months as local groups have heard about us at the SuperShow. I have received the contract for 2018. The rate has remained at \$700 which is the same as 2017.

MOTION: I make a motion to ratify the Board of Directors decision to secure a vendor booth at a cost of \$700.00 for the Florida RV Trade Association in January 2018. Motion made by Sue and seconded by Hank. Motion passed unanimously.

Northern Boundary Properties – You should have received either an email with the information, or an email about a posting on the website, or a paper copy if you are not on our electronic list of owners.

According to Hernando County Zoning Department, the adjacent properties bordering the north boundary line of Camper's Holiday are now considered one total property with the existing lot. This affects lot numbers: A-04, A-05, A-12, A-13, A-20, A-21, A-28, A-29, A-36, A-37, A-44, A-45, A-52, A-53, A-60, A-61, A-68, A-69, A-76, and A-77. Over a span of years, owners of these lots have acquired deeds and paid taxes on the property. Deeds and taxes have been combined with the existing property and now include this additional piece of property.

At one time, Camper's Holiday stated that they had no control over the adjacent property and therefore, auxiliary structures could be built without Camper's Holiday approval. One condition did exist, that no water or sewer lines could be connected to Camper's Holiday's system.

Now with Hernando County's new ruling, the lot and adjacent property are now one property and the lot is just larger than the normal lot size. Thus, Camper's Holiday Rules and Regulations apply to this situation. This includes an increase in the 40% that can be used for structures. Those that have structures on the adjacent property now are grandfathered.

STANDARDS REPORT: Bill Vette

Bill thanked Norm for filling in with the Standards concerns while he is in Michigan for the summer.

Bill put forth the following motions:

MOTION: I move that we ratify the Board of Directors Storage Area Policy. Motion made by Bill and seconded by Sue. Motion passed unanimously.

A copy of the RV, Boat, Cargo/Utility Trailer Storage Policy and an Application for Space in the Storage Area is attached.

MOTION: I move that we change the name of the Code Enforcement & Appeals Committee to the Compliance & Appeals Committee. Motion made by Bill and seconded by Diane. Motion passed unanimously.

Discussion: Several residents in the audience did not recall the committee and asked for more information. At the April 14, 2015 Board of Directors meeting the Code Enforcement & Appeals Committee was put into place 'on paper'. The committee's purpose is a last step to the resolution of a violation of Camper's Holiday Rules and Regulations.

MOTION: I move that we ratify the Board of Directors decision to appoint Peter DeYoung (A-32), George Chegin (A-79) and Nancy Lyon (D-82) to the Compliance & Appeals Committee. Motion made by Bill and seconded by Deb. Motion passed unanimously.

The Board of Directors thanks Peter, George and Nancy for volunteering to serve Camper's Holiday.

SECRETARIES REPORT: Deb Diget

Security System – The security system at the Gatehouse has been ineffective and often not in working order. Since safety and liability for our residents, campers, as well as the building & grounds has always been a concern of the Board of Directors, John Cain, from Hernando Broadband, was asked to put together a bid for a surveillance system. The bid Hernando Broadband submitted included 10 day/night motion-activated cameras and installation. The Board considered the bid to be very fair and on the low end for the high-quality equipment we would get.

MOTION: I move that we ratify the Board of Directors decision to accept the bid of \$4,111.00 for a security / surveillance system from Hernando Broadband. Motion made by Deb and seconded by Bill. Motion passed unanimously.

Discussion: This is a one-time fee for the equipment and installation. More security cameras can be added to the system in the future if necessary.

Granny's Closet – has been part of Camper's Holiday for many years. My mother-in-law borrowed items for my young children when we came to visit. I borrowed items for my grandchildren.

Over the years numerous volunteers helped with organizing and maintaining items for use. Eventually, Cherry, with her wonderful volunteer spirit took on the task. Last February she and I tried to get items inventoried and organized, but there never seemed to be enough time to get it done.

In the last few years there were many items being stored in Granny's Closet that Cherry admitted she had no idea where they came from and felt they should be removed. At one of our meetings we discussed eliminating Granny's closet, liability had become an issue. We discussed moving the contents to a private home but, Cherry admitted she didn't have space to store the items and didn't think anyone else in the Park would have room or the time/desire to maintain it.

Sadly, times and attitudes have changed. I regret that liability issues and potential law suits have brought about the Board of Directors decision that Camper's Holiday no longer be responsible for Granny's Closet.

MOTION: I move that we eliminate Granny's Closet and remove all equipment thus freeing Camper's Holiday of liability issues. Motion made by Deb and seconded by Hank. Motion passed unanimously.

A concern about the Northern Boundary was expressed from the audience. A brief discussion began, but was postponed until the meeting was adjourned.

The next meeting of the Board of Directors will be the Budget Meeting scheduled for Thursday, November 9, 2017.

ADJOURNMENT: Motion made by Bill to adjourn the meeting, seconded by Sue. The meeting was adjourned at 10:59 AM.

Respectfully Submitted,

Deb Diget

Deb Diget
Camper's Holiday Secretary