

COVER

THIS FILE CONTAINS
REPORTS PERTAINING TO THE
MATERIAL VARIOUS
FEDERATION BOARD
MEMBERS, COMMITTEE
MEMBERS, MANAGEMENT AND
COA PERSONNEL READ FROM
DURING THE SPECIAL TAPING
FOR PRESENTATION ON
CHANNEL 95
JULY & AUGUST 2009

(This material was gathered and posted on kpscc.com only in order to provide those individuals out of town a means in which to keep informed. Due to summer schedules most reports are contained within, but a few became unavailable due to vacations.)

WELCOME TO THE K.P. INFORMATION CHANNEL.

CHANNEL 95 IS DEDICATED TO HELP IMPROVE COMMUNICATIONS TO ALL RESIDENTS IN OUR COMMUNITY.

IN AN EFFORT TO PROVIDE A BETTER UNDERSTANDING OF THE STATUS AND FUNCTION OF THE MAJOR ISSUES IN K.P., THIS TV BROADCAST IS DESIGNED TO BE EXTREMELY IMPORTANT RELATIVE TO COST AND THE IMPACT OF MAJOR DECISIONS ON EVERY UNIT OWNER.

TO ACCOMPLISH THIS WE WILL HAVE THE LEADERSHIP OF OUR COMMUNITY TO PROVIDE A BASIC OVERVIEW OF THEIR FUNCTION AND DECISIONS THAT IMPACT OUR ENTIRE K.P. IN THE FOLLOWING AREAS:

FIRST, AS YOUR FEDERATION PRESIDENT, I WILL PROVIDE AN OVERVIEW OF OUR COMMUNITY.

GROUP 1 = WILL REVIEW CONTRACTS/COMMUNITY PLANNING/MASTER ASSOCIATION

GROUP 2 = WILL REVIEW DOCUMENTS/COMMUNICATIONS/GOLF CARTS

GROUP 3 = WILL REVIEW RECREATIONAL FACILITIES/PROPERTIES/RECREATIONAL FINANCES

GROUP 4 = WILL REVIEW LLI/INSURANCE/BUDGETS/BUILDINGS

THIS INVOLVES ALL NINE DIRECTORS OF THE FEDERATION BOARD AND THEIR RESPONSIBILITIES

KINGS POINT MANAGEMENT = WILL REVIEW REC FACILITIES INCLUDING BOTH CLUBHOUSES, TRANSPORTATION, SECURITY

STERLING MANAGEMENT = WILL PROVIDE AN OVERVIEW OF THE PROPERTY MANAGEMENT FOR 109 ASSOCIATIONS

COA = CONDOMINIUM OWNERS ASSOCIATION WILL ALSO REVIEW THEIR FUNCTION IN OUR COMMUNITY.

AS PRESIDENT OF YOUR K.P. FEDERATION, PLEASE ALLOW ME A FEW MINUTES FOR A BASIC OVERVIEW OF OUR ORGANIZATIONAL STRUCTURE AND THE RESPONSIBILITIES INVOLVED.

THE FEDERATION IS THE UMBRELLA ORGANIZATION FOR OUR 109 ASSOCIATIONS IN K.P.

THE NINE BOARD MEMBERS ARE ELECTED BY THE UNIT OWNERS IN EACH OF NINE DISTRICT AREAS OF OUR COMMUNITY.

WE SERVE APPROXIMATELY 5200 UNIT OWNERS AND 9,000 RESIDENTS.

EACH OF OUR 109 ASSOCIATIONS HAVE THEIR OWN BOARD OF DIRECTORS AND THE FEDERATION HAS NO CONTROL OVER THE DOCUMENTS OF EACH ASSOCIATION.

THE FEDERATION IS RESPONSIBLE FOR MANY BULK SERVICES AND CONTRACTS THAT REPRESENT REDUCED COST TO ALL UNIT OWNERS.

EXAMPLES ARE THE REC. FACILITIES, PROPERTY MANAGEMENT, MASTER INSURANCE POLICIES, CABLE TV, LLI, AND PEST CONTROL.

THE MEMBERSHIP OF 109 ASSOCIATIONS REPRESENTING 5200 UNIT OWNERS MUST APPROVE ALL MAJOR ISSUES IN OUR BY-LAWS

THE BASIC RESPONSIBILITY OF EVERYONE IN OUR DECISION MAKING PROCESS IS THE SAME:
EVALUATE ALL FACTS INVOLVED AND PROVIDE THE BEST OPTIONS AVAILABLE, PRIOR TO RECOMMENDING ANY ACTION NECESSARY THAT IS IN THE BEST INTERESTS OF OUR COMMUNITY.

TO ELABORATE ON OUR PROCESS IN MORE DETAIL, LET ME INTRODUCE THE CHAIR AND VICE CHAIR OF GROUP 1, DICK FABIANO AND BETTY KREWJESKI.

INFORMATION ON GROUP 2 WILL BE HANDLED BY CHAIR AND VICE CHAIR BOB SITZER AND PAT BOUSSIE

GROUP 3 INFORMATION IS PROVIDED BY THE CHAIR AND VICE CHAIR PAUL HUNT AND DICK MC CORMICK

GROUP 4 FUNCTIONS WILL BE HANDLED BY THE CHAIR AND VICE CHAIR RAY GLOVER AND RICHARD SINGER

THE PROPERTY MANAGEMENT OF OUR 109 ASSOCIATIONS IS PROVIDED BY STERLING MANAGEMENT AND I WOULD LIKE TO INTRODUCE BRIAN MAY TO EXPLAIN A BASIC OVERVIEW OF THEIR FUNCTIONS.

THE MANAGEMENT OF THE REC FACILITIES WE PURCHASED ON APRIL 30, 2007, IS PERFORMED BY KINGS POINT MANAGEMENT .
AT THIS TIME I WILL INTRODUCE GINGER ANZALONE TO PROVIDE A BASIC OVERVIEW OF THEIR FUNCTIONS.

THE CONDOMINIUM OWNERS ASSOCIATION (COA) IS ALSO A VERY IMPORTANT ORGANIZATION IN KINGS POINT AND I WOULD LIKE TO INTRODUCE FORREST DAVIS TO REVIEW THEIR FUNCTIONS.

IN SUMMARY, I WOULD LIKE TO PERSONALLY THANK EVERY PERSON INVOLVED IN ALL ASPECTS OF THESE PRESENTATIONS.

THE GOAL OF EVERY PRESENTER WAS TO PROVIDE A BETTER UNDERSTANDING OF THE FUNCTIONS OF OUR MANAGMENT ORGANIZATIONS AND DECISION MAKING PROCESS.

THIS EFFORT TO IMPROVE COMMUNICATIONS BY PROVIDING INFORMATIVE AND INTERESTING FACTS CAN ONLY BE MEASURED BY ALL THE K.P. UNIT OWNERS IT WAS INTENDED TO SERVE.

I INVITE ALL RESIDENTS TO RESPOND TO THE PRESENTERS INVOLVED SO WE CAN DETERMINE THE FUTURE OF SIMILAR CHANNEL 95 PRESENTATIONS.

THANK YOU FOR YOUR TIME AND MAY GOD BLESS OUR WONDERFUL COMMUNITY.

CLIFF SEDER
PRESIDENT K.P. FEDERATION

**FEDERATION GROUP 1 REPORT
CONTRACT COMMITTEE - MASTER ASSOCIATION OVERSIGHT COMMITTEE
LONG RANGE PLANNING COMMITTEE - CONSORTIUM COMMITTEE**

GROUP CHAIR, DICK FABIANO - GROUP VICE CHAIR BETTY KRAJEWSKI

JUNE 2009 CHANNEL 95 GROUP REPORT

HI. MY NAME IS DICK FABIANO. BETTY KRAJEWSKI AND I, HAVE THE RESPONSIBILITY FOR THE ACTIVITIES PERFORMED BY THE MEMBERS OF THE FEDERATION GROUP 1 TEAM.

BEFORE I BEGIN, HOWEVER, IT IS IMPORTANT THAT YOU, OUR KINGS POINT UNIT OWNERS, UNDERSTAND THE IMPORTANT ROLE YOU PLAY IN OUR SUCCESS.

PLEASE LOOK AT THE BOX *see last page* AT THE TOP OF THE CHART.

THAT BOX REPRESENTS YOU, OUR UNIT OWNERS.

YOU MAY NOT REALIZE IT, BUT YOU ARE THE MOST IMPORTANT RESOURCE WE HAVE IN KINGS POINT.

WITHOUT YOU, KINGS POINT WOULD NOT EXIST.

YOU PAY ALL THE BILLS AND AS A RESULT DESERVE NOTHING LESS THAN THE VERY BEST FROM US, THE FEDERATION BOARD AND THE VOLUNTEER COMMITTEES THAT SUPPORT US.

HAVING SAID THAT, I WOULD LIKE TO TAKE A FEW MORE MINUTES OF YOUR TIME AND BRIEFLY EXPLAIN THE TREMENDOUS IMPACT THE GROUP 1 TEAM HAS ON THE LIVES OF EVERY ONE OF US WHO LIVE HERE.

TO BEGIN WITH, GROUP 1 CONSISTS OF FOUR CRITICAL COMMITTEES THAT EFFECT YOUR LIVES, EACH AND EVERY DAY.

FOR INSTANCE, OUR CONTRACTS COMMITTEE, UNDER THE LEADERSHIP OF MIKE ANDERSON AND RON FORSHIER, IS RESPONSIBLE FOR DEVELOPING THE BULK CONTRACTS THAT ALLOW US TO ENJOY OUR LIVES HERE.

IF YOU ARE WATCHING THIS ON TV, IT IS BECAUSE OF THE BRIGHT HOUSE BULK CONTRACT DEVELOPED, NEGOTIATED AND RECOMMENDED BY YOUR CONTRACT COMMITTEE.

THERE ARE MANY OTHER SERVICES THAT YOU USE EVERY DAY, WITHOUT GIVING THEM A SECOND THOUGHT.

SOME OF THOSE INCLUDE OUR CONTRACTS FOR OUR VALLEY CREST LAWN MAINTENANCE, WASTE MANAGEMENT SERVICES, PEST CONTROL SERVICES AND MANY OTHERS.

MOST OF US USE, SEE AND DEPEND ON THESE SERVICES, ALMOST EVERY DAY OF OUR LIVES.

IN ADDITION, YOUR MASTER ASSOCIATION OVERSIGHT COMMITTEE, UNDER THE LEADERSHIP OF HAROLD SCOTT AND BOB GREENE, HAS THE OVERSIGHT RESPONSIBILITY FOR MAKING SURE THAT OUR ROADWAYS, FRONT AND REAR ENTRANCES, IRRIGATION WATER AND OTHER CRITICAL INFRASTRUCTURE NEEDS ARE PROPERLY MAINTAINED EVERY DAY OF THE YEAR.

LOOKING TOWARDS THE FUTURE, YOUR LONG RANGE PLANNING COMMITTEE, UNDER THE LEADERSHIP OF DAVE GREEN AND SANDY EDWARDS, HAS THE RESPONSIBILITY FOR DEVELOPING THE VISION OF WHAT OUR COMMUNITY WILL BE AS WE GROW FROM WHO WE ARE TODAY TO WHO WE NEED TO BE TOMORROW.

WE OWE ALL OF OUR VOLUNTEERS AND YOU, OUR UNIT OWNERS, A DEEP DEBT OF GRATITUDE.

HOWEVER, THE CHALLENGES FACING YOU AND I HAVE BECOME EXTREMELY COMPLEX NOW THAT WE ARE RESPONSIBLE FOR OUR OWN RECREATIONAL FACILITIES.

MOST OF US, OR OUR FAMILIES, USE THESE FACILITIES AT ONE TIME OR ANOTHER.

TO MAKE SURE THAT ALL THE PIECES OF OUR COMPLEX PUZZLE COME TOGETHER, BETTY KRAJEWSKI AND I HAVE ESTABLISHED A NEW COMMITTEE WE CALL THE CONSORTIUM.

THE CONSORTIUM, UNDER THE LEADERSHIP OF LARRY REECE, WILL DEVELOP THE CRITICAL INTEGRATION AND IMPLEMENTATION REQUIREMENTS TO PULL ALL THE PIECES TOGETHER AS OUR COMMUNITY MOVES FORWARD.

OUR CHALLENGES ARE MANY,

OUR VOLUNTEERS ARE DEDICATED,

OUR GOALS ARE OBTAINABLE,

AND OUR ABLE LEADERSHIP, ALONG WITH THEIR TEAMS, HAVE THE CRITICAL SKILLS AND COMMITMENT TO GET THE JOB DONE.

I BEGAN THIS BRIEF REVIEW BY SHOWING HOW YOU, OUR UNIT OWNERS, RELATE TO THE OVERALL PROCESS, AND IN FACT, PROVIDE THE RESOURCES FOR US TO DO OUR JOB.

ALL OF US INVOLVED WITH THE GROUP 1 TEAM UNDERSTAND THE IMPORTANCE OF YOU, OUR UNIT OWNERS, AND THEREFORE, PLEDGE THAT EVERYTHING WE WILL BE DOING THIS YEAR WILL ALWAYS BE IN YOUR BEST INTEREST.

TO KEEP YOU INVOLVED,

YOU WILL BE RECEIVING PERIODIC PROGRESS REPORTS THROUGHOUT THE COMING MONTHS TO HELP YOU MONITOR OUR STATUS.

WE ONLY ASK THAT WHEN YOU HAVE QUESTIONS, CONCERNS OR SUGGESTIONS, PLEASE LET US KNOW.

WE NEED, AND LOOK FORWARD, TO YOUR INPUTS, YOUR UNDERSTANDING, YOUR SUPPORT AND YES, YOUR CRITICISM, TO HELP US MAKE NECESSARY ADJUSTMENTS AS WE MOVE FORWARD.

FINALLY,

FOR BETTY KRAJEWSKI, EVERYONE INVOLVED WITH THE GROUP 1 TEAM, AND MYSELF, THANK YOU FOR ALLOWING US TO SHARE THESE FEW MOMENTS WITH YOU TODAY.

DICK FABIANO