

Federation of Kings Point Associations, Inc
Recreation Facilities Executive Committee (RFEC)
Perpetual Oversight Committee
Committee Structure and Charge
Appendix "A"

Rationale and Functions

The Recreation Facilities Executive Committee (RFEC) is a standing committee of the Federation Board with the responsibility of overseeing the recreation facilities, programs and leases purchased from WCI Communities, Inc. The Federation Board by resolution on June 1, 2007 and revised on January 6, 2012 specified the "Responsibilities of the Recreation Facilities Committee" (RFEC). The committee has a dual responsibility and accountability to the Federation Board (who oversees and directs the Kings Point Sun City Center West, LLC Land Trust) and the community (Associations and unit owners who are the beneficiaries of the Trust).

The Federation Board and the Federation Membership now have some very unique responsibilities as it relates to the servicing of financial loans, maintaining facilities, the governing of financial operations and overseeing the providing of recreational programming. This purchase creates a public ownership environment requiring a very high level of community trust, community scrutiny and general accountability on behalf of the residents and unit owners. The RFEC is assigned responsibility for oversight functions on behalf of the Federation and unit owners.

It is incumbent upon this Board-established committee to assist in consulting, advising, and general oversight of the contracted managing company with operations of the purchased recreation facilities, security and transportation. The final ownership authority rests appropriately with the Federation Board (directing the Trustee) and in some instances the Federation Membership.

Committee Charge and Scope: The RFEC is a functioning Federation Committee established by the Federation Board on June 1, 2007 with unique oversight and advisory responsibilities related to operations, finances, management and governance of the recently purchased recreation facilities and the accompanying mandatory recreation leases. The committee is assigned to work cooperatively in a facilitating capacity with the Facilities Management Company, Federation Board of Directors, Federation Membership and Kings Point Rules Association to help monitor, oversee and facilitate the functions of the recreation facilities, security, transportation and related programs.

Committee Reports to: Federation Board of Directors

Committee Membership Approved By: Federation Board of Directors

Terms and Length of Member Appointments: The five unit owner-resident members serve for two (2) years with the terms staggered to assure ongoing continuity from year to year. The five unit owner-resident positions may not be held by unit owners currently serving on the Federation Board of Directors. Resident-unit owner members may apply to serve for two (2) two-year terms consecutively. Then they must step down for a full two (2) year term before serving on the committee again. The Board Secretary will announce all vacancies and place a notice in all affected association mailboxes, on the wheel and on the bulletin boards at both clubhouses.

A unit owner-resident who is interested in serving on the Committee may be considered for appointment by submitting a resume stating his/her interest, and voluntarily sharing any experience and qualifications with the Federation Board Secretary, 1902 Clubhouse Drive. Candidates will be interviewed by a three-member selection committee of Federation Board Members, who will recommend candidates to the full Federation Board for approval.

Responsibilities: Oversees the Facilities Management Company and provides guidance to the Federation Board

Official Community Members: Federation Board President (or designee), Federation Treasurer, (or designee) five owner-residents.

Staff Committee Members: General Manager, CRS Financial representative, other staff members as needed.

Committee Responsibilities:

1. Meet monthly as a committee to discuss and consider items brought before the committee by the management company
2. Formulate recommendations for consideration and presentation to the Federation Board of Directors.
3. Formulate recommendations related to recreation programs, security, transportation and operations with the General Manager and staff of the recreational facilities
4. Review the annual operations budget prior to Federation Board approval
5. Review the annual capital budget prior to Federation Board approval
6. Review monthly and quarterly financial reports prepared by CRS staff and Facilities Management Company.
7. Discuss capital expenditure prior to presentation to the Federation Board
8. Monitor, review and discuss future program needs of the recreation facilities, security, transportation and any unit owners suggestions
9. Quarterly review the progress on the development and implementation of One and Five year plan.
10. Discuss resident suggestions, complaints, issues and act as a sounding board for management, unit owners and residents
11. Recruit residents for occasional ad-hoc sub-committee appointments of special qualifications to address specific assignments for the RFEC.
12. Members of the RFEC may be involved in discussions of a confidential nature and are honor bound to maintain this confidentiality.
13. Monitor and promote competitive quoting and bidding of items exceeding \$5000 and review unscheduled amounts exceeding the approved budget for recommendation to the Federation Board of Directors.

Recreation Facilities Executive Committee (RFEC)

Committee Organization

Rationale: The Standing RFEC Committee consists of five unit owner-residents and the Federation President and Treasurer meeting monthly with management staff to conduct the business of the committee. The Board President (or designee) and Federation Treasurer (or designee) could change annually depending on annual elections. The five (5) unit owners-residents must serve terms that

assure there is ongoing continuity on the committee. The nature of the responsibilities and the functions of the committee will require "institutional memory" from year to year. To accomplish this continuity and assure a competent knowledge base the members will need to serve more than one year. The most logical method to assure continuity and a good knowledge-base for the committee is to have multi-year terms that rotate in a manner always allowing some "carry over" members each year. New members will need a period of time to learn about the operations, understand existing programs and become knowledgeable about the finances of the institution. In addition it is important to make every effort to insure participation from across the community. The committee structure and terms are organized in the following manner.

Members and Term Rotation Plan

- (1) Federation Board President (or designee)
- (1) Federation Treasurer (or designee)
- (5) Five unit owner-resident positions with each serving a 2 year staggered term. Unit owner-residents will be recruited from each of five Regions across the Kings Point Community:
 - Region I: Andover (All), Bedford (all), Cambridge (all), Dorchester (all), Fairfield (all) Gloucester (all) and The Knolls (all).
 - Region II: Highgate (all), Idlewood, and Lancaster (all)
 - Region III: Manchester (all), Princeton, Oxford (both), Quail Pass, Southampton (both), Tremont (both) and Villeroy
 - Region IV: Nantucket (all), Radison (both), Yorkshire, Worthington, Acadia (both), Brookfield, Corinth, and Devonshire
 - Region V: Edinburg, Fairbourne, Grantham, Huntington, Inverness, Jameson, Kensington, Lyndhurst, and Portsmouth and any new associations will be added.

If there are no applicants for a region the subcommittee will recommend an at-large candidate.

Unit owner-resident RFEC Committee terms

Committee member	Term	Next Term
Region #1	4-1-12 to 3-31-14	2 years
Region #2	4-1-12 to 3-31-14	2 years
Region #3	4-1-11 to 3-31-13	2 years
Region #4	4-1-11 to 3-31-13	2 years
Region #5	4-1-11 to 3-31-13	2 years

All terms are 2 years. Unit owner-resident members may apply to serve for two (2) two-year terms consecutively. Then they must step down for a full two (2) year term before serving on the committee again.