

**KINGS POINT WEST RECREATIONAL FACILITIES RULES ASSOCIATION, INC.**

(A Not-for-Profit Corporation of the State of Florida)

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**SUBJECT:** Minutes of the 2014 Membership Meeting  
**DATE:** January 17, 2014  
**TIME:** Immediately Following the Federation Membership Meeting  
**LOCATION:** KPNCH Borini Theatre

**1. Opening**

- A. Roll Call – Establish a Quorum – Certify Proxies** – Roll call was conducted by Louise Landry of FirstService Residential and a quorum established with 85% Membership (94 Associations) present in person or by proxy.
- B. Proof or Waiver of Meeting Notice** – Notice package with Agenda and attachments was posted in the Association Presidents' mailboxes on December 16, 2013 and a Reminder Notice placed in the mailboxes and emailed to the Presidents on January 6, 2014. Announcement also made in the Federation Board Meeting of January 8, 2014.
- C. Call Meeting to Order** – President Forrest Davis called the meeting to order at 11:15 a.m.
- D. Pledge of Allegiance** – The Pledge of Allegiance was led by President Forrest Davis.

President Forrest Davis introduced the Kings Point West Recreational Facilities Rules Association, Inc. Board of Directors: Vice President, Lucille Littlejohn, Secretary, Alice Gallagher and Legal Counsel, Eric Appleton, Esq. of Bush Ross, PA.

- 2. Minutes** – The Annual Membership Meeting of November 16, 2012 and the Special Membership Meeting Minutes of May 17, 2013 were approved as corrected and verified.
- 3. President's Report** – President Forrest Davis gave his report which included a summary of the Association's activities during the year. (Copy of report attached.)
- 4. Unfinished Business** – Proposed Amendment to Section II-J of the AC-1 of the Kings Point West Recreational Facilities Rules Association – Attorney Eric Appleton presented the proposed amendment changes and answered questions. **Vincent Renzi, President of Manchester II moved to Amend the Administrative Code (AC-1) Rules and Regulations of the Kings Point West Recreational Facilities Rules Association, Inc. dated October 16, 2009 in Section II-J as shown on the reverse side of the proxy (Attached). The motion was seconded.** There was no further discussion. Louise Landry called the roll for those associations in person who did not submit a proxy. **The motion passed with 93 Yes votes and 1 No vote.**
- 5. New Business – Election of a Director**
  - A. Nomination for One Director** – Vice President Lucille Littlejohn called for nominations. **Vincent Renzi, President of Manchester II, made a motion to nominate Forrest Davis. The motion was seconded.** There were no other nominations. Vice President Littlejohn called the question. **The motion passed.**

**B. Lucille Littlejohn** - Mrs. Littlejohn carried forward for one year.

**C. Alice Gallagher** – Mrs. Gallagher carries forward until the Trustee/Lessor reappoints this position.

**6. Good & Welfare** – None.

**7. Adjournment** – The meeting adjourned at 11:46 a.m.

Louise Landry, Recording Secretary

Alice Gallagher, Secretary

**KPWRFRA, INC. ANNUAL MEETING**  
**JANUARY 17, 2014**

**PRESIDENT'S REPORT**

Mr. Eric Appleton of Bush Ross was retained as counsel for our Rules Association Corporation on August 8, 2013. Attorney Appleton spent considerable time reviewing the rationale for the AC-1, Section II-J Amendment with your Board of Directors. In arriving at today's final proposed Amendment description, several drafts were prepared and reviewed which have resulted in the newly proposed Amendment II-J language. This is what we are here for today – for your vote and approval of the AC-1 Amendment to Section II-J. I truly believe with Eric's good advice and help your Board trusts that the Member Associations will be in agreement to pass the revised proposed Amendment.

Also, on today's Agenda will be the election of one Director for the KPWFRA Board of Directors.

Alice Gallagher was reappointed by the Federation Board as Trustee/Lessor Representative at the January 8, 2014 Federation Board of Directors meeting. Alice will carry forward, as well as Vice President Lucille Littlejohn.

I personally want to thank both Alice and Lucille for their untiring efforts during this past year. I have found them to be diligent in their corporate roles on behalf of you, the Kings Point Association members. In addition, I want to thank Louise Landry of FirstService Residential for her invaluable assistance at all our meetings and throughout the year as well as Ginger Anzalone and Matt Permuth of Vesta Management. In my opinion, this has been a good year.

Thank you  
President, Forrest Davis

**RE: Rental of Clubhouse Facilities by Unit Owners for Personal Financial Gain**

**ADMINISTRATIVE CODE AC-I OF THE KINGS POINT WEST  
RECREATIONAL FACILITIES RULES ASSOCIATION, INC.  
(a not-for-profit corporation of the State of Florida)**

**RULES AND REGULATIONS**

Membership Approved Amendment: January 17, 2014

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**Section II SPECIFIC RULES AND REGULATIONS**

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**J.** The Recreational Facilities and Clubhouse Facilities are for the use and benefit of Kings Point residents and their invited guests. As a matter of policy, the Recreational Facilities and Clubhouse Facilities are not intended to be used by unit owners as a venue or mechanism to promote personal financial gain, nor are the Recreational Facilities and Clubhouse Facilities intended to be used in a manner that may detract from any resident's peaceful use and enjoyment of them. Accordingly, no person, club, association, society, or other group shall ~~not~~ use the Recreational Facilities and Clubhouse Facilities to promote any religious, political, charitable, fraternal, or civic activity. Additionally, all persons shall respect each resident's right to equitable and peaceful use of the Recreational Facilities and Clubhouse Facilities.

Based upon the rules and policies stated above, if a unit owner reserves a room or any part of the Clubhouse Facilities for the purpose of hosting an event of any kind where an admission fee or similar charge is imposed upon any person in attendance or if the reservation is made with the intent of the unit owner to profit from the rental of the Clubhouse Facilities in any way, the unit owner reserving the room shall pay standard rent and all other applicable charges, including security deposit funds when required, to the Facilities Management Company.

Payment of rent and all other applicable charges shall be made at the time the reservation is approved, unless otherwise required by the Facilities Management Company. The Facilities Management Company will require a person requesting a reservation to produce reasonable information concerning the intended use of the room or any part of the Clubhouse Facilities. The Facilities Management Company will deny any request for a reservation or will cancel an approved reservation where the intended or actual use of the room or other part of the Clubhouse Facilities is inconsistent with these Rules and Regulations.

Notwithstanding anything in this section to the contrary, currently sanctioned Clubs, Classes with paid instructors, Social Groups, Workshops and National Organizations shall be exempt from rent payment requirements.

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