

1 **FEDERATION OF KINGS POINT ASSOCIATIONS, INC.**

2 1902 Clubhouse Drive, Suite A

3 Sun City Center, Florida 33573

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6 **FEDERATION BOARD OF DIRECTORS MEETING MINUTES**

7
8 **DATE: Wednesday, March 8, 2017**

9 **TIME: 9:30 a.m.**

10 **LOCATION: KPNCH Card Room**

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13 **Roll Call:** President Argott, Vice President Bardell, Secretary Meeker, Treasurer Piper,
14 Director Hamilton, Director Huften, Director Murphy, Director Musholt and Director O'Neill.
15 A quorum was established.

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17 **Call to Order:** President Argott called the meeting to order at 9:30 am.

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19 **Open Forum:**

- 20 • Clark McDow, President of Fairfield E stated that he attended a show at the North
21 Clubhouse the other night and the only parking space available was in front of the
22 Federation building. He was glad to see a large turnout for the show and thanked Ginger
23 for doing such a great job in bringing in the shows.

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25 **Minutes:**

26 The February 8, 2017 Federation Board of Directors Meeting Minutes were approved as
27 distributed.

28 The February 13, 2017 Federation Special Board of Directors Meeting Minutes were
29 approved as distributed.

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31 **Reports:**

32 • **Management Reports**

33 **FirstService Residential** - Rick Dowswell, Regional Director gave an update on the
34 Property Management report and answered questions on trimming, OLM Items being on
35 CSR's and the program for weed control. *President Argott stated that when the CSR's*
36 *are done they are done by the individual Associations, so that's where the OLM items*
37 *would show up.*

38 **Vesta Property Services** - Ginger Anzalone, Vice President gave an update on the
39 Recreational Facilities Management report.

40 • **Committee Reports**

41 • Spectrum (Bright House) Communication Committee - Director Murphy, Oversight
42 Director of the Committee gave an update.

43 • Standing Election Committee (SEC) - Treasurer Piper, Chair of the Committee
44 reported that two (2) of the Candidates for the positions on the Federation withdrew
45 from the election, leaving just the four (4) Candidates, so we did not have a ballot
46 sent out, and there is no formal voting to take place, so we will not have a count
47 which was scheduled to be done, so those positions will be automatic at the election
48 in March.

- 49 • Marketing Committee – Eileen Peco, Chair of the Committee gave an update.
- 50 • Insurance Committee – Director O’Neill, Chair of the Committee introduced Greg
- 51 Waltz and JR Waltz from Mack, Mack and Waltz who presented the 2017-2018
- 52 Insurance Coverage for the Associations in Kings Point and answered questions.
- 53 • **Treasurer’s Report** – Treasurer Piper stated he received the Financials from
- 54 FirstService and reviewed them and everything is in order. The next financials will end in
- 55 March and at the April meeting he will have the quarterly report.
- 56 • **President’s Report** - President Argott presented her report.

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58 **Unfinished Business:**

- 59 • Approve Mainscape Incentive Payment for the September and November Graded
- 60 Performance done by OLM. - **Secretary Meeker moved that the Federation Board of**
- 61 **Directors award the 1% incentive payment in the total amount of \$3,043.67 for**
- 62 **Sections A, B and C per the graded inspection conducted on September 26th, 27th**
- 63 **and 28th and the 1% incentive payment in the total amount of \$1,648.00 for**
- 64 **Sections B and C for the inspection conducted on November 28th, 29th, and 30th,**
- 65 **this is in accordance with the Landscape contract between the Federation of**
- 66 **Kings Point Association, Inc. and Mainscape Inc.** The Motion was seconded.
- 67 Secretary Meeker presented the information. There was no Discussion. President
- 68 Argott called the question. **The Motion Carried.**
- 69
- 70 • Approve Mainscape Incentive Payment for the January Graded Performance done by
- 71 OLM – **Secretary Meeker moved that the Federation Board of Directors award the**
- 72 **1% incentive payment for Sections A, B & C as a result of the independent OLM**
- 73 **landscape graded performance inspection conducted on January 23rd, 24th and**
- 74 **25th in the amounts of for Section A - \$1,395.67; Section B - \$1,119.45 and Section**
- 75 **C - \$528.55 for a total amount of \$3,043.67, this is in accordance with the**
- 76 **Landscape contract between the Federation of Kings Point Association, Inc. and**
- 77 **Mainscape Inc.** The Motion was seconded. Secretary Meeker presented the
- 78 information. There was no Discussion. President Argott called the question. **The**
- 79 **Motion Carried.**
- 80
- 81 • Approve the Resolution to Refinance the Loan – **Treasurer Piper moved to postpone**
- 82 **the approval of the loan refinance resolution until the Special Meeting on Tuesday,**
- 83 **March 14th as all documents required from the lending party’s legal counsel have**
- 84 **not been received.** The Motion was seconded. There was no discussion. **The Motion**
- 85 **Carried.**

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87 **New Business:**

- 88 • Approve the 2017-2018 Insurance Proposal - **Director O’Neill moved that the**
- 89 **Federation Board of Directors approve the listing of insurance policies presented**
- 90 **here this morning by Mack, Mack & Waltz for the upcoming fiscal year. Policies**
- 91 **are to be initiated as soon as possible beginning April 1, 2017. The financial**
- 92 **commitment for the community is \$3,144,672 plus interest for financing the**
- 93 **premium. This insurance package is to be carried forward to the Membership for**
- 94 **approval at the meeting on March 31, 2017.** The Motion was seconded. Director
- 95 O’Neill presented the information. Discussion Followed. President Argott called the
- 96 question. **The Motion Carried.**

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- Approve the Sublease Agreement between The Federation of Kings Point Board and Sun City Center West Master Association, Inc. - **Director Musholt moved to postpone the motion for the Master Association Federation Sublease Agreement until the Special Federation Board Meeting on Tuesday, March 14, 2017 negotiations have not been completed today. The Motion was seconded.** There was no discussion. President Argott called the question. **The Motion Carried.**

Good & Welfare/Announcements: None

Adjournment:

The meeting adjourned at 10:49 am.

Approved by the Board April 12, 2017



Louise Landry, Administrative Assistant



Director Maureen Hamilton for Secretary Mary Ann Meeker