

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
9 **DATE: Wednesday, April 12, 2017**

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

11 **LOCATION: KPNCH Card Room**
12
13
14

15 **Roll Call:** President Argott, Treasurer Piper, Director Bardell, Director Belcher, Director
16 Hamilton, Director Huften and Director Murphy. Absent: Vice President Chace and
17 Secretary Meeker. A quorum was established.
18

19 **Call to Order:** President Argott called the meeting to order at 9:30 am.
20

21 **Open Forum:**

- 22 • Wayne Musholt, President of Nantucket III and KPW, spoke about the locks on their
23 office doors at KPW being changed after they closed last night and no one contacted
24 them to let them know. He also stated that KPW is in the process of transitioning into
25 their new offices and would like to know if this was an official Board action. *President*
26 *Argott addressed the issues that were brought up and stated that their office was*
27 *unlocked at 8:00 am this morning, she also suggested that the KPW Board Members*
28 *make an appointment to meet with her.*
29

30 **Minutes:**

31 The March 8, 2017 Federation Board of Directors Meeting Minutes were approved as
32 distributed.

33 The March 17, 2017 Federation Special Board of Directors Meeting Minutes were approved
34 as distributed.

35 The March 31, 2017 Federation Board of Directors Organizational Meeting Minutes were
36 approved as distributed.
37

38 **Reports:**

39 • **Management Reports**

40 FirstService Residential - Rick Dowswell, Regional Director gave an update on the
41 Property Management report and answered questions regarding the OLM items not
42 being on the weekly report.

43 Vesta Property Services - Ginger Anzalone, Vice President gave an update on the
44 Recreational Facilities Management report.
45

- 46 • Presentation from Bright House Networks (Spectrum) - Treasurer Piper, Chair of the
47 Communication Committee introduced Pamela Graffagnino and Genevieve Fredricks
48 (Kiosk) who presented information on an Upgrade Opportunity to the current Bulk

49 Service to include Digital Cable and High Speed Internet Services and answered
50 questions. *Treasurer Piper stated, this is only information we are gathering, if we do*
51 *decide to bring it to the Membership, then it also will be information. President Argott*
52 *commented that this is a bulk contract, before all this is said and done it would have to*
53 *go to the Membership for a vote. It is not something that the Federation Board alone*
54 *would vote on, it would have to be approved by the Membership no matter what we do.*
55 *The Board has not made any decisions, this it is only information based on feedback we*
56 *have received.*

- 57
- 58 • **Treasurer's Report** - Treasurer Piper stated that the yearend report was distributed to
59 the Federation Board and he will have a full report at the Membership meeting on April
60 20th. Treasurer Piper also reminded everyone that we have a rule on Open Forum and
61 that you may speak for three (3) minutes as it was voted in by the Membership. If there
62 are any Members who would like to speak longer than three (3) minutes, then you
63 should go to the Membership with it and request to extend it, if not please obey the three
64 minute rule.
 - 65
 - 66 • **President's Report** - President Argott read her report.

67

68 **Unfinished Business:**

- 69 • Approve the Sublease Agreement between The Federation of Kings Point Board and
70 Sun City Center West Master Association, Inc. - **Director Hamilton moved that the**
71 **Federation Board of Directors approve the Power of Direction for the Trustee of**
72 **the Land Trust to execute the ten (10) year sublease agreement between the Kings**
73 **Point Federation Board and the Sun City Center West Master Association for the**
74 **Falcon Watch Clubhouse, the shared parking area and the landscape abutting the**
75 **clubhouse property, a part of the ClubLink closed golf courses, in accordance**
76 **with the attached Power of Direction at a cost of \$2,000.00 per month with an**
77 **annual increase based on the CPI of January 1st of each ensuing year.** The Motion
78 was seconded. Director Hamilton presented the information. There was no discussion.
79 President Argott called the question. **The Motion Carried.**

80

81 **New Business:**

- 82 • Approve the First Amendment to the Vesta Property Services Contract - **President**
83 **Argott moved that the Federation Board of Directors delay the Amendment to the**
84 **Vesta Contract until the next Federation Board Meeting.** The Motion was
85 seconded. President Argott presented the information. Discussion followed. President
86 Argott called the question. **The Motion Carried.**
- 87
- 88 • Public Relations - **Director Hamilton moved that the Federation Board of Directors**
89 **designate the Federation President as the only official contact for the media and**
90 **all press releases will be issued by the President.** The Motion was seconded.
91 Director Hamilton presented the information. There was no discussion. President Argott
92 called the question. **The Motion Carried.**
- 93
- 94 • Appointment of the RFEC Open Positions
- 95 ○ Region III - **Treasurer Piper moved that Ruth Flinn, from Villeroy, Region III be**
96 **appointed to the Recreational Facilities Executive Committee serving a term of**

97 **two (2) years, beginning April 1, 2017 through March 31, 2019.** The motion was
98 **seconded.** Treasurer Piper presented the information. There was no discussion.
99 President Argott called the question. **The Motion Carried.**

- 100
101 ○ Region V - **Treasurer Piper moved that Alan Hahn, from Richmond, Region V be**
102 **appointed to the Recreational Facilities Executive Committee serving a term of**
103 **two (2) years, beginning April 1, 2017 through March 31, 2019.** The motion was
104 **seconded.** Treasurer Piper presented the information. There was no discussion.
105 President Argott called the question. **The Motion Carried.**
106
- 107 ○ Region IV - **Treasurer Piper Recommend that the Federation Board of Directors**
108 **reopen and advertise RFEC IV position as the applicants did not meet the**
109 **criteria established by the Committee.** The motion was **seconded.** Treasurer
110 Piper presented the information. Discussion followed. President Argott called the
111 question. **The Motion Carried.**
112

113 Announcement - Treasurer Piper announced that Regions II and IV are open at this
114 time. Residents who wish to apply may do so by sending a letter of intent to serve and a
115 resume to the Federation Board Secretary, Mary Ann Meeker, either by email to
116 KPFederation@tampabay.rr.com or by placing it in the Federation's mailbox in the
117 Presidents mailroom. The deadline for submission is April 28th.
118

- 119 • Appointment of Lessor Director on the Kings Point West Recreational Facilities Rules
120 Association, Inc. (KPWRFRA) Board - **Treasurer Piper moved that Enrico Palumbo,**
121 **from Kensington, be appointed to the Kings Point West Recreational Facilities**
122 **Rules Association serving a term of one (1) year, beginning April 1, 207 through**
123 **March 31, 2018.** The motion was **seconded.** Treasurer Piper presented the
124 information. There was no discussion. President Argott called the question. **The Motion**
125 **Carried.**
126
- 127 • Committee Appointments
- 128 ○ Standing Election Committee - **Director Murphy moved that the Federation Board**
129 **of Directors approve the appointment of three (3) Directors whose terms do not**
130 **expire until the next Annual Membership Meeting, Vice President Joan Chace,**
131 **Director Chuck Huften and Director Ralph Belcher, to the Standing Election**
132 **Committee, to conduct, in conjunction with Louise Landry, of FirstService**
133 **Residential, the Annual Federation Board of Directors election and other**
134 **election related assignments given to them by the Board.** The Motion was
135 **seconded.** There was no discussion. President Argott called the question. **The**
136 **Motion Carried.**
137
- 138 ○ Insurance Committee - **Director Huften moved that the Federation Board approve**
139 **to re-establish the Insurance Committee, commencing April 1, 2017 through**
140 **March 31, 2018 and appointment committee members Secretary Mary Ann**
141 **Meeker, Director Ralph Belcher and residents Jim Vodde and Gary Gentzler**
142 **with the purpose of reviewing Association claims, the Master Insurance Policy,**
143 **and any additional insurance related tasks assigned given by the President and**

144 **Board of Directors. The motion was seconded. There was no discussion.**
145 **President Argott called the question. The Motion Carried.**

- 146
- 147 ○ **Marketing Committee - Director Belcher moved the Federation Board of**
148 **Directors approve the re-establishment of the Marketing Committee,**
149 **commencing on April 1, 2017 and ending March 31, 2018 and the appointments**
150 **of Director Maureen Hamilton as Oversight, residents Eileen Peco, Chair, Ruth**
151 **Flinn, Dick Rose, and Alan Hahn and support staff from Vesta Facilities**
152 **Management and FirstService Residential as needed and appropriate to**
153 **continue the development and implementation of a comprehensive Marketing**
154 **Strategy and a Plan for Kings Point that includes but is not limited to mission,**
155 **goals and objectives, budget, implementation plans and time- lines and**
156 **development, maintain and up-date a comprehensive Kings Point web site. The**
157 **motion was seconded. Director Belcher presented the information. There was no**
158 **discussion. President Argott called the question. The Motion Carried.**
159
 - 160 ○ **Survey Committee - President Argott moved that the Federation Board of**
161 **Directors reinstate the Survey Committee commencing on April 1, 2017**
162 **through March 31, 2018, and appoint Treasurer Bill Piper, Director Ralph**
163 **Belcher, Ron Monson, Doug Bergmoser Ruth Flinn and John Robek to**
164 **complete the Life Style survey for the purpose of forecasting future activities,**
165 **interests and needs for a comprehensive communities strategic plan. The**
166 **motion was seconded. There was no discussion. President Argott called the**
167 **question. The Motion Carried.**
168
 - 169 ○ **Finance Committee - Director Bardell moved the Kings Point Federation Board**
170 **of Director establish the Finance Committee and appoint Treasurer Bill Piper,**
171 **Director Tom Murphy and Vice President Joan Chace and additional members**
172 **as may be required to accomplish the assignments as outlined in the Financial**
173 **Committee Operating Procedures for the development of the Annual**
174 **Federation Budget, assist the Property Manager in the overall process of**
175 **budget development and review of the Associations' proposed budgets,**
176 **commencing on April 1, 2017 through December 1, 2017, unless an extension**
177 **is necessary. The motion was seconded. There was no discussion. President**
178 **Argott called the question. The Motion Carried.**
179
 - 180 ○ **Communications Committee - Director Huften moved the Kings Point Federation**
181 **Board of Directors re-establish the Communications Committee commencing**
182 **on April 1, 2017 through March 31. 2018, appointing Board Members Treasurer**
183 **Bill Piper, Director Tom Murphy and Director Huften, along with Contract**
184 **Manager Rick Dowswell, to oversee the existing Bright House (Spectrum) bulk**
185 **contract to ensure that the appropriate services are provided for the**
186 **community and explore the ever changing technology as the current contract**
187 **term expires March 31, 2019. The Motion was seconded. There was no**
188 **discussion. President Argott called the question. The Motion Carried.**
189
 - 190 ○ **Space Utilization for 1902 Building - Director Huften moved the Kings Point**
191 **Federation Board of Directors re-establish the 1902 Building Committee,**

192 **commencing April 1, 2017 and ending March 31, 2018, appointing Director Tom**
193 **Murphy, Director Mike Bardell and Treasurer Bill Piper, to evaluate the space**
194 **utilization of the 1902 Building to better accommodate the occupants, to**
195 **include a work space/conference area, with the previously approved**
196 **consultation assistance of EMPAD Architecture Design. Prior to the initiation**
197 **of any renovation, the proposed foot print, scope of work and projected costs**
198 **will be brought to the Federation Board for approval. The Motion was**
199 **seconded. Discussion Followed. President Argott called the question. The Motion**
200 **Carried.**

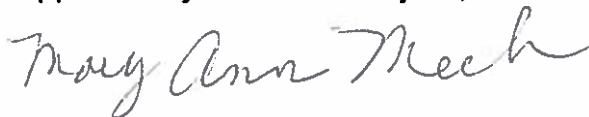
201
202 **Good & Welfare/Announcements:** None

203
204 **Adjournment:**

205 The meeting adjourned at 10:55 am.

Approved by the Board May 10, 2017

206 

207 

208 Louise Landry, Administrative Assistant

209 Mary Ann Meeker, Corporate Secretary