

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, October 11, 2017**

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

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

14 **Roll Call:** President Argott, Vice President Chace, Secretary Meeker, Treasurer Piper,
15 Director Bardell, Director Belcher, Director Hamilton and Director Huften. Absent:
16 Director Murphy. A quorum was established. Eric N. Appleton, Esq., of Bush Ross, P.A.
17 was also present.
18

19 **Call to Order:** President Argott called the meeting to order at 9:30 am, and announced
20 that if you signed up to speak at Open Forum regarding Landscaping we are asking you
21 to hold off until after the Presentation is made by the Lawn and Landscape Service
22 Review Committee, as your questions may be answered at that time. Everyone who
23 signed up will have a chance to speak. If there are any other speakers who would like to
24 address agenda items they may do so at this time.
25

26 **Open Forum:** None
27

28 **Minutes:**

29 The September 6, 2017 Draft Federation Board of Directors Meeting Minutes were
30 approved as distributed.
31

32 **Reports:**

- 33 • **Lawn and Landscape Service Review Committee** – Director Bardell, Chair of the
34 Committee presented his report. Comments and suggestions followed.
35 • **Management Reports**
36 **FirstService Residential** - Rick Dowswell, Regional Director gave an update on the
37 Property Management report.
38 **Vesta Property Services** - Rudy Seurattan, General Manager gave an update on the
39 Recreational Facilities Management report.
40 • **Committee Reports**
41 a. Insurance Committee - Vice President Chace, and Scribe gave an update.
42 • **Treasurer's Report** - Treasurer Piper stated the second quarter report was
43 distributed to the Board, and will be presented at the October 20th Membership
44 Meeting.
45 • **President's Report** – A full report will be given at the Membership Meeting.
46

47 **Unfinished Business:** None
48

49 **New Business:**

- 50 • Approval of the Proposed Amendment to the Amended & Reissued Bylaws of the
51 Federation of Kings Point Associations, Inc. Article V. Election of Directors. Section 5.
52 Term of Office - **Director Belcher moved the Federation Board of Directors**
53 **approve the proposed amendment to the Amended and Revised Bylaws of the**
54 **Federation of Kings Point Associations, Inc. Election of Directors, Article V,**
55 **Section 5, Term of Office to a three (3) year term that does not exceed six (6)**
56 **consecutive years of service, and requires a lapse of service for one (1) three**
57 **(3) year term prior to having eligibility to serving on the Federation Board of**
58 **Directors. Approval of this motion will be brought to the Federation**
59 **Membership Meeting in November for approval, pending legal review.** The
60 **Motion was Seconded.** Director Belcher presented the information. Discussion
61 followed. President Argott called the question. **The Motion Carried.**
62
- 63 • Approval of the Florida Mulch, Inc. Contract – **Director Huften moved the**
64 **Federation Board of Directors approve the agreement between Florida Mulch**
65 **Inc. and the Federation of Kings Point Associations, Inc. for the single**
66 **application of Pine Bark Mini Nuggets Mulch at the cost of \$37.64 per cubic**
67 **yard or \$4.18 per bag installed. Associations may request the application of**
68 **Grade B Cypress Mulch at the time installment procedures are developed; the**
69 **cost remains the same. Approval of the motion will be brought to the**
70 **Federation Membership Meeting on October 20, 2017 for approval, pending**
71 **legal review.** The Motion was Seconded. Director Huften presented the
72 information. Discussion followed. President Argott called the question. **The Motion**
73 **Carried.**
74
- 75 • Approval of the 2018-2019 Budget for Kings Point Sun City Center West Land Trust
76 Recreational Facilities & Transportation and Gate Security Services Assessment –
77 **Treasurer Piper moved the Federation Board of Directors approve the 2018-**
78 **2019 Kings Point Sun City Center West Land Trust Recreational Facilities,**
79 **Transportation and Gate Security Services Assessment Budget as**
80 **recommended to the Federation Board by the Recreational Facilities Executive**
81 **Committee (RFEC), maintaining the Recreational Facilities, Transportation and**
82 **Gate Security fees at no (0%) per unit per month increase.** The Motion was
83 **Seconded.** Treasurer Piper presented the information. There was no discussion.
84 President Argott called the question. **The Motion Carried.**
85
- 86 • Approval of the Establishment of the Governance Review Committee – **Secretary**
87 **Meeker moved the Federation Board of Directors approve the Governance**
88 **Review Committee, consisting of past and present Presidents of the Federation**
89 **and Master Association Boards, at and since, the amenities purchase that**
90 **resulted in the creation of the Kings Point Sun City Center West Land Trust (Liz**
91 **Argott, Jim Haggerty, Forrest Davis, Eileen Peco and Wayne Musholt) with**
92 **consulting representatives from FirstService Residential and Vesta Property**
93 **Services, (Rick Dowswell and Ginger Anzalone) forming a core committee with**
94 **Special Committees, to include volunteer resident owners will be created to**
95 **meet the committee charge: review the current governing structure of Kings**
96 **Point, develop research in regard to governing structures of like communities,**

97 legal parameters of governance of like communities, components of
98 governance to include but not limited to financial impact, leadership, risks and
99 strengths for Kings Point and work in conjunction with the Community Long
100 Range Strategic Plan Committee to ensure concurrence with the community
101 mission and statement. The committee term ends on March 31, 2018. The
102 Motion was Seconded. Secretary Meeker presented the information. Discussion
103 followed. President Argott called the question. **The Motion Carried with one (1)**
104 **opposed.**

- 105
- 106 • Approval of the Power of Direction to Open an Account with EverBank – Treasurer
107 Piper moved the Federation Board of Directors authorize the execution and
108 delivery of a Power of Direction to the Trustee of the Kings Point Sun City
109 Center West Land Trust under the agreement dated April 27, 2007, to sign the
110 New Account Application, the Certificate of Deposit Account Registry Service
111 (C DARS) and the Trustee Certification for EverBank for the purpose of opening
112 a banking relationship with EverBank, Jacksonville, Florida, to hold various
113 investments from Kings Point West operating accounts. The Motion was
114 **Seconded.** Treasurer Piper presented the information. Discussion followed.
115 President Argott called the question. **The Motion Carried.**
116
 - 117 • Approval of the Replacement of the Televue Server – Director Hamilton moved that
118 the Federation Board of Directors approve the non-budgeted replacement of the
119 current un-repairable Telvue server with the Castus Quick Roll HD/SD Multi
120 Channel Server including associated cabling and installation costs to meet the
121 current and near future production needs of the community at a cost not to
122 exceed \$30,000.00. The Motion was **Seconded.** Director Hamilton presented the
123 information. There was no discussion. President Argott called the question. **The**
124 **Motion Carried.**
125

126 **Good & Welfare/Announcements:**


- 127 • Enrico Palumbo, from The Master Association Standing Election Committee
128 announced they certified nine (9) members for the Master Association Board.
129 Ballots will be sent out this week to the Presidents to vote. There are two (2)
130 Open Positions on the Board. The Master Association will also have a Meet the
131 Candidates meeting on October 26th at 4:00 pm in the Banquet Room.
- 132 • Chuck Huften, President of Idlewood, spoke in reference to the up-coming
133 meetings, and stated you as owners elect your Board of Directors to represent
134 you. You need to make sure that your representative comes to these meetings as
135 it is very important that they be held accountable in representing you at the
136 Membership meetings.

137

138 **Adjournment:**

139 The meeting adjourned at 11:34 am.

Approved by the Board November 8, 2017

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141
142
143 Louise Landry, Administrative Assistant

Mary Ann Meeker, Corporate Secretary