

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

2 1902 Clubhouse Drive, Suite A

3 Sun City Center, Florida 33573

4 Telephone: (813) 633-2083

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6 **FEDERATION MEMBERSHIP MEETING MINUTES**

7  
8 **DATE: Friday, December 16, 2016**

9 **LOCATION: KPNCH Veterans Theater**

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11 **Opening:**

- 12 • Roll Call - There were 84% in attendance with 4,639 units represented. A quorum was  
13 established.
- 14 • Call Meeting to Order - President Argott called the meeting to order at 9:30 a.m., and  
15 announced that the Property Management Contract will be a Ballot Vote, the agenda will  
16 be re-ordered and the Contract Committee will present their Presentation immediately  
17 following the approval of the minutes. A few minutes will be taken for the distribution and  
18 collection of the ballots. The remainder of the meeting will continue while the ballots are  
19 counted. The ballots will be tabulated by Attorney Eric Appleton and electronically  
20 entered for accurate calculation of the weighted vote. Attorney Appleton will take the  
21 paper ballots to his office, scan them, and verify them with the electronic calculation, this  
22 will provide an historical digital record. The original ballots will be returned to Kings Point  
23 for digital recording and storage. The purpose of this procedure is to ensure all members  
24 that this is a clean process.

25  
26 **Open Forum**

- 27 • Clark McDow, President of Fairfield E, talked about the increase in their line item for  
28 Mainscape due to the addition of the units that are not in his section. He also asked if the  
29 new landscaping specialist not be where our money is going rather than to Mainscape  
30 themselves. *President Argott stated the Landscape Specialist is in the Property  
31 Management Contract not the Landscape Contract and explained the amount that was  
32 changed due to additional units being added to the landscape contact extension, and  
33 said that the payment for our Landscape is divided among all Associations by acreage.*
- 34 • Dan Page, Treasurer of Andover D talked about the changes to 674 and the congestion  
35 at the visitor's lane, and rather than spending all that money to tear all the bushes out  
36 they need to look at extending that lane. He also said the \$50,000.00 for the study, we  
37 did a study two or three years ago, why spend another \$50,000 for another study.  
38 *President Argott stated that the 674 changes are the responsibility of the State and the  
39 County Commissioners and regarding the Lifestyle Study nowhere have we said or at no  
40 time have we said that, that was a \$50,000.00 study, it a very minimum study in  
41 comparison to the one that was done in 2012.*

42  
43 President Argott announced that Mainscape has hired a dedicated Manager for Kings Point  
44 and introduced Brandon Whaley, the new Kings Point Account Manager who gave a brief  
45 bio of his back ground and introduced his team.

46  
47 **Minutes:** The November 18, 2016 Draft Federation Membership Meeting Minutes were  
48 approved as distributed.

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50 The November 18, 2016 Draft Federation Special Membership Meeting Minutes were  
51 approved as distributed

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53 **New Business:**

- 54 • Approve the Property Management Contract – Wayne Musholt, Federation Oversight  
55 Director of the Management Contract Committee presented the information. Mary Ann  
56 Meeker, President of Oakley Green moved that the Federation Membership  
57 approve the three (3) contract the three (3) year contract with FirstService  
58 Residential Property Management to begin on April 1, 2017 through March 31,  
59 2020 at the contract price schedule, Attachment B, which includes all  
60 consumables and mailings, whether bulk or single mailing. The motion was  
61 seconded. Discussion Followed. President Argott asked the volunteers to distribute  
62 and collect the Ballots and announced that we will move forward with the agenda while  
63 the ballots are tallied. **President Argott announced The Contract was Approved with**  
64 **2,810 Yes Votes and 1,917 No Votes.**

65

66 **Reports:**

67 Managers Reports - Rudy Seurattan, Senior General Manager of Vesta presented the  
68 Recreational Facilities Report.

69 Treasurer's Report – In the absence of the Treasurer, President Argott read the Treasurer's  
70 report and stated that a Quarterly report will be presented at the January Board and  
71 Membership Meeting.

72 President's Report - President Argott presented her report.

73 Marketing Committee Presentation – Eileen Peco, Chair of the Marketing Committee  
74 presented her report.

75

76 **Unfinished Business:** None

77

78 **Good & Welfare/Announcements:**

- 79 • Dan Page, Treasurer of Andover D spoke about the new cable boxes and said, you have  
80 to enter the community channel numbers and he can't find those listed anywhere.  
81 *President Argott stated the Community Channels are listed on the*  
82 *kingspointsuncitycenter.com website.*
- 83 • David Wetmore, President of Acadia II, asked if all the digital channels we used to have  
84 are going to be available if you have a digital tv. *President Argott asked him to write*  
85 *down the information and she will get the answer for the next Federation meeting.*
- 86 • Forrest Davis, Treasurer of the COA announced that the program for January, will be a  
87 presentation on the New World Trade Center in New York City.
- 88 • Tom Coover, Vice President of Andover G, has not heard anything discussed about the  
89 focus groups and wanted to know the results. *President Argott gave an update on what*  
90 *the committee was working on.*

91

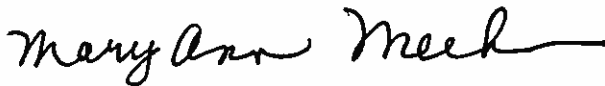
92 **Adjournment:**

93 The meeting adjourned at 11:28 am.

Approved by the Membership January 20, 2017

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97 Louise Landry, Recording Secretary

Mary Ann Meeker, Corporate Secretary

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