

FEDERATION OF KINGS POINT ASSOCIATIONS, INC.

1902 Clubhouse Drive, Suite A

Sun City Center, Florida 33573

Telephone: (813) 633-2083

Please find attached a copy of the reports from the Federation Membership Meeting that was held on Friday, January 20, 2017

Federation of Kings Point Associations, Inc.

January 20, 2017

FirstService Residential Management Report

Submitted by Rick Dowswell, General Manager



Financial statements and reports continue to be completed and delivered accurately and in a timely manner by the end of the succeeding month. FirstService Residential provided individual association accounting conferences at the Kings Point FirstService Residential office during the month of December. The association treasurers and presidents that utilized this meeting were provided answers to any questions regarding their financials by Debbie Lauber. Please contact the FirstService Residential office to schedule a conference in January.

Financial



FirstService Residential is continuing to mail the Second Notices for 2017 Annual Meetings and Board Organizational Meetings. Please complete the information requested and return it to the FirstService Residential office. Your assistance is greatly appreciated.

FirstService Residential is also coordinating the 2017-2018 Budget Process. Please work with your community association manager in developing your individual association budget needs. Once the Board of Directors approves their association budget, we are inputting the approved budgets into our Connect/Accounting system. Monthly assessment coupon orders are being placed for mailing to owners around the fourth week in February and first week in March.

To date 47 associations have completed their Annual Meetings and Board Organizational Meetings. Congratulations to elected officers, new board members and committee members.

Annual Meetings and 2017-2018 Budgets

Account	2017	2018	2019	2020	2021
Administrative	100	100	100	100	100
Board Expenses	50	50	50	50	50
Common Area	200	200	200	200	200
Insurance	150	150	150	150	150
Reserve Fund	300	300	300	300	300
Utilities	100	100	100	100	100
Other	50	50	50	50	50
Total	900	900	900	900	900



Board Member Certification

WORKSHOP

Friday, February 24, 2017

Board Member Certification Workshop

FirstService Residential is pleased to present the Condominium/IOA Board Certification Workshop. The course provides a wealth of knowledge for Board members charged with the day-to-day operations of their community association. Discussion topics include the roles and responsibilities of Board members, how to take a practical approach to running an association, reviewing governing documents, records maintenance, financial reporting, Board member elections and meeting and quorum requirements.

This workshop fulfills the State of Florida's educational requirement for newly elected or appointed Board members. Upon completion of the course, FirstService Residential instructors will present Board members with a certificate of completion. Space is limited. RSVP today!

Friday, February 24, 2017

**NORTH CLUBHOUSE/
VETERANS THEATER**
1000 Clubhouse Drive
San City Center, FL 33573

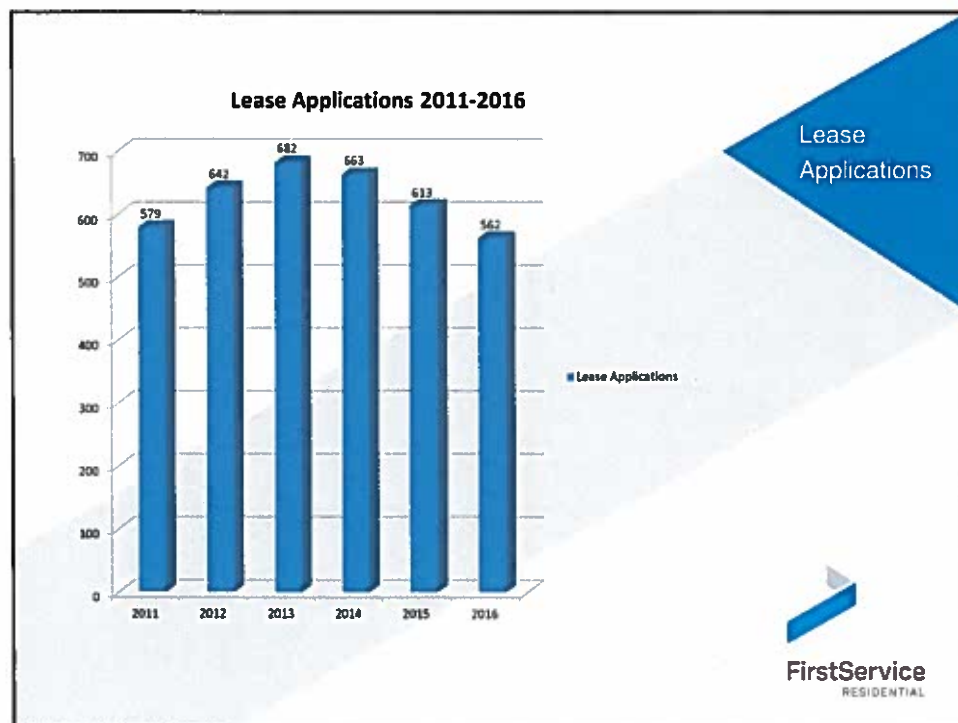
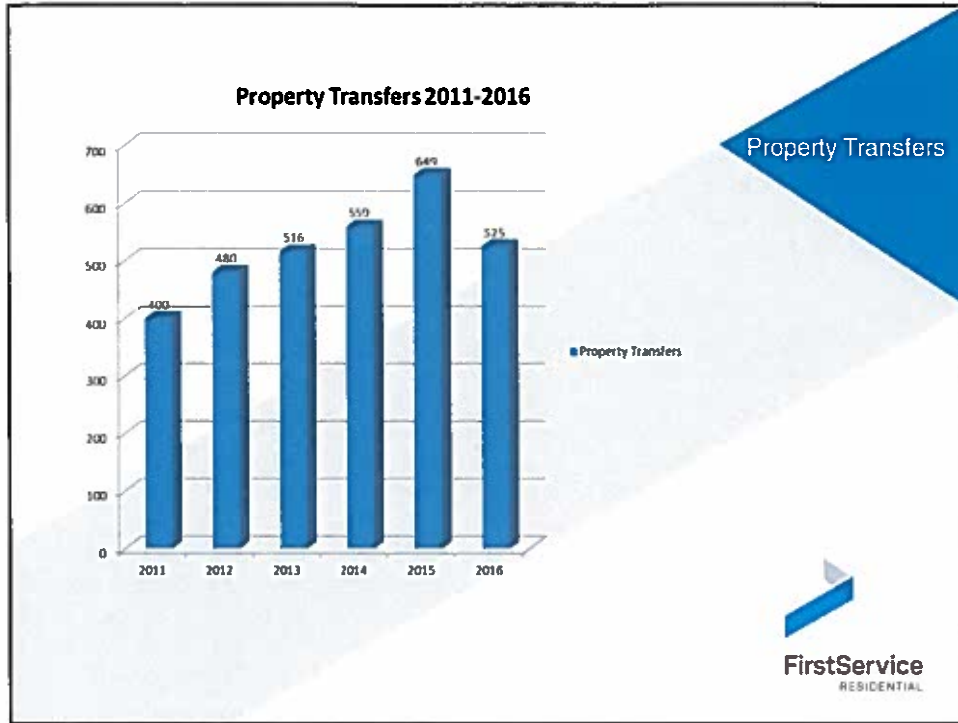
8:00am - 9:30am
Registration & Breakfast
9:30am - 12:00pm
Board Certification Course

PRESENTED BY
Erin N. Applin, Fargate
Burr Ross, FA

GUEST SPEAKER
Michael DeMare, CPA, LCAM
Accell

To RSVP please e-mail your Community Association Manager, Carol Paine, at Carol.Paine@firstservice.com





OLM completed a random inspection on December 21st. The full report of OLM along with additional information regarding Work Schedules etc. is available on the KPSCC.com website Landscape page. OLM will have a graded inspection on January 23, 24 & 25th. The Lawn, Landscape & Irrigation meeting will not be held this month however OLM's full report will be posted on the KPSCC.com Landscape page.

Landscape



Landscape





Please update your Emergency Information with the FirstService Residential office. This information is extremely important whenever emergency assistance is necessary. Thank you for your assistance!

Have a Great Month/Year!



**PRESIDENT'S REPORT
MEMBERSHIP MEETING**

AUDIT OR NOT TO AUDIT ?

AVAILABLE FINANCIAL REPORTS

ANNUALLY - MARCH 31 -INDEPENDENT REPORT
MONTHLY - FINANCIAL STATEMENTS
ON REQUEST : from CAM OR ACCOUNTANT
VOUCHER REPORT FOR SPECIFIED PERIOD

**ASSOCIATION
MONTHLY FINANCIAL REPORTS**

TWO REPORT FORMATS:

FINANCIAL STATEMENTS - SUMMARY
BALANCE SHEET/INCOME STATEMENT

FINANCIAL PACKAGE - ASSOCIATION BOARDS
FULL REPORT INCLUDING VOUCHER DETAILS

**ASSOCIATION
MAINSCAPE BILLING**

MONTHLY PAYMENTS:

SET ANNUALLY
BASED ON CONTRACT COST
BASED ON ACREAGE
DOES NOT CHANGE

ASSOCIATION ADDITIONAL WORK

(MAINSCAPE OR OTHER VENDORS)
CONTRACT BETWEEN VENDOR and ASSOCIATION
PROPOSALS
INVOICES
APPROVAL FOR PAYMENT

**FEDERATION
MAINSCAPE BILLING**

INCENTIVE PAYMENTS
BASED ON CONTRACT AMOUNT
1 % - BY SECTIONS
PAYMENT CALCULATED BY FIRSTSERVICE
APPROVED BY BOARD

FEDERATION ROLE

- ▶ PROTECT INVESTMENT
- ▶ ENHANCE VALUE OF PROPERTY
- ▶ CONDUCT ADMINISTRATIVE MATTERS AS REASONABLE AND NECESSARY

DOES NOT HAVE THE RIGHT TO
INSERT ITSELF INTO THE AFFAIRS OF ANY
INDIVIDUAL ASSOCIATION

ADDITIONAL INFORMATION?

FOR ASSISTANCE CONTACT:

FIRSTSERVICE MANAGER
OR
ASSOCIATION CAM

CLUBLINK

FALCON WATCH CLUBHOUSE

**"WHAT IF" CONCEPT
NOW - WHERE DO WE GO FROM HERE?
WORK TO BE DONE - INPUT NEEDED
STAY POSTED**

THANK YOU

HAVE A GREAT WEEKEND

KINGS POINT *SCCW Master Association*

Kings Point Master Leases ClubLink Closed Courses and Falcon Watch Clubhouse


SCCW Master



It's a Deal!

KINGS POINT *SCCW Master Association*


Golf Course South of Tampa Abandoned and in Bankruptcy



Golf Course Closure and it's Effect on our Community

KINGS POINT *SCCW Master Association*


Golf Course South of Tampa Abandoned and in Bankruptcy



Growth Energizing Our Homes

KINGS POINT *SCCW Master Association*


Golf Course South of Tampa Abandoned and in Bankruptcy



KINGS POINT

SCCW Master Association

Golf Course
South of Tampa
Abandoned and
in Bankruptcy




KINGS POINT

SCCW Master Association

Your Home is in Grave Danger!!
From Fire, Vagrants, Vagrants and Wild Life

Will anyone take
RESPONSIBILITY??

Golf Course
South of Tampa
Abandoned and
in Bankruptcy



KINGS POINT

SCCW Master Association

Major Lease
Terms and
Conditions

- Effective January 1, 2017
- 10-year lease term with annual increase based on CPI
- Lease may be terminated by either party with 12 mos. notice
- Right of first refusal if property goes up for sale
- Right to sub-lease w ClubLink Approval
- Golf and golf-related activities are not permitted on the closed courses

KINGS POINT

SCCW Master Association

Properties
Included in the
Lease

- Leased Property Includes:
 - ◆ Executive Golf Course (not the clubhouse)
 - ◆ Closed Falcon Watch Nines (Sands and Cypress)
 - ◆ Falcon Watch Clubhouse (NOT the driving range)
 - ◆ Three bathrooms on the closed courses
- Costs have been built into the 2017-18 Budgets of the Master and Land Trust

KINGS POINT

SCCW Master Association

Kings Point Executive Course
(exclusive of the clubhouse and parking area)



KINGS POINT

SCCW Master Association

Falcon Watch Sands and Cypress Nines and Falcon Watch Clubhouse
(excludes driving range)



KINGS POINT

SCCW Master Association

Falcon Watch Clubhouse and Parking Lot
(excludes driving range)



Falcon Watch Clubhouse will be managed by the Federation and the Land Trust as a fourth recreational facilities building for use by the residents of the community

KINGS POINT

SCCW Master Association

Closed Course Maintenance

- Contract with ClubLink to continue to mow and perform general landscape cleanup
- Turf will be mowed and maintained at 3-inch height
- Irrigation will not be activated



KINGS POINT

Why are We Leasing the ClubLink Property?

SCCW Master Association

- Protect our property values
 - ◆ Over 700 homes in Kings Point adjoin the closed golf courses
 - ◆ 200 Acres of land and lakes
- Lake maintenance is critical
- Asset for the community
 - ◆ Open space for community use and recreation
 - ◆ Use of the property "legally" without trespassing
 - ◆ Additional recreational building for community use

KINGS POINT

Future Plans Closed Courses

SCCW Master Association

- The bridge on the Executive Course will be repaired so golf carts can safely cross.
- Golf cart paths will be inspected and a plan for repair (damaged asphalt by roots, etc.) will be implemented.
- Cart paths are planned to be used for golf carts, biking and walking. "Rules of the Road" will be posted.

NO USE AFTER DARK!

KINGS POINT

Kings Point Closed ClubLink Courses Special Requests for Dedicated Use

SCCW Master Association

- Forms will be available from FirstService Master Management
- Proposed plans for dedicated use must be approved by the Master Board
- Impact on surrounding homes will be considered by the Master Board
- Organizations approved for dedicated use:
 - ◆ Must be incorporated
 - ◆ Must be fully self-funded
 - ◆ Must carry required levels of insurance

KINGS POINT

Kings Point Master Leases ClubLink Closed Courses and Falcon Watch Clubhouse

SCCW Master Association

Thank You!