

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, May 19, 2017

Federation of Kings Point Associations, Inc.

May 19, 2017

FirstService Residential Management Report

Submitted by Rick Dowswell, General Manager

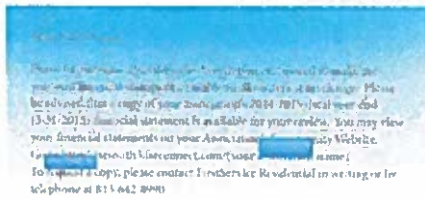


Financial statements and reports continue to be completed and delivered accurately and in a timely manner by the 21st of the succeeding month. FirstService Residential provided individual association accounting conferences at the Kings Point FirstService Residential office during the month of April. 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 May/June.



FirstService Residential is coordinating with the CPA firm for the year end Cash Receipts and Expenditures Report. We will notify you once they are completed through a postcard mailing normally in June/July.

Year end Financial Reports



Account	Balance	Debit	Credit	Balance
1000	1000.00			1000.00
1001	1000.00			1000.00
1002	1000.00			1000.00
1003	1000.00			1000.00
1004	1000.00			1000.00
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1007	1000.00			1000.00
1008	1000.00			1000.00
1009	1000.00			1000.00
1010	1000.00			1000.00
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1012	1000.00			1000.00
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1019	1000.00			1000.00
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1037	1000.00			1000.00
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1093	1000.00			1000.00
1094	1000.00			1000.00
1095	1000.00			1000.00
1096	1000.00			1000.00
1097	1000.00			1000.00
1098	1000.00			1000.00
1099	1000.00			1000.00
1100	1000.00			1000.00

Your Management Team
FirstService
 RESIDENTIAL



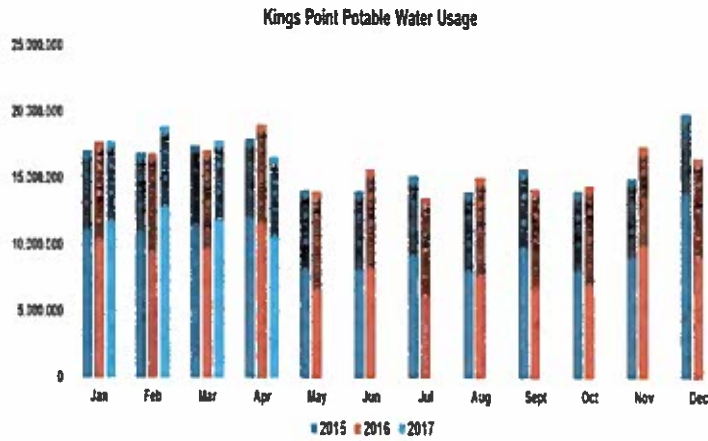
FirstService Residential as part of the new management contract is implementing various services. One key new service is the Landscape Contract Manager which Darryl Flint is providing and coordinating. Another service we have begun to implement is converting each Associations Declaration, Bylaws, Amendments and other Bulk Contract documents into searchable PDFs. Louise Landry is coordinating this massive detail undertaking and uploading these documents into each association's website. You will be notified once your association is complete. On Thursday May 4th, Maureen Connolly, FirstService's North Central Region Vice President, Barbara Carrington and Jessica Gisewite held an in-depth training session for all of the Kings Point Team associates. The training was on the Connect Data System and Website development. This training will be ongoing as new features and services are rolled out for improved customer service and experiences.

New Management Contract Services



Potable Water Usage Comparison 2015-2017

Water Usage



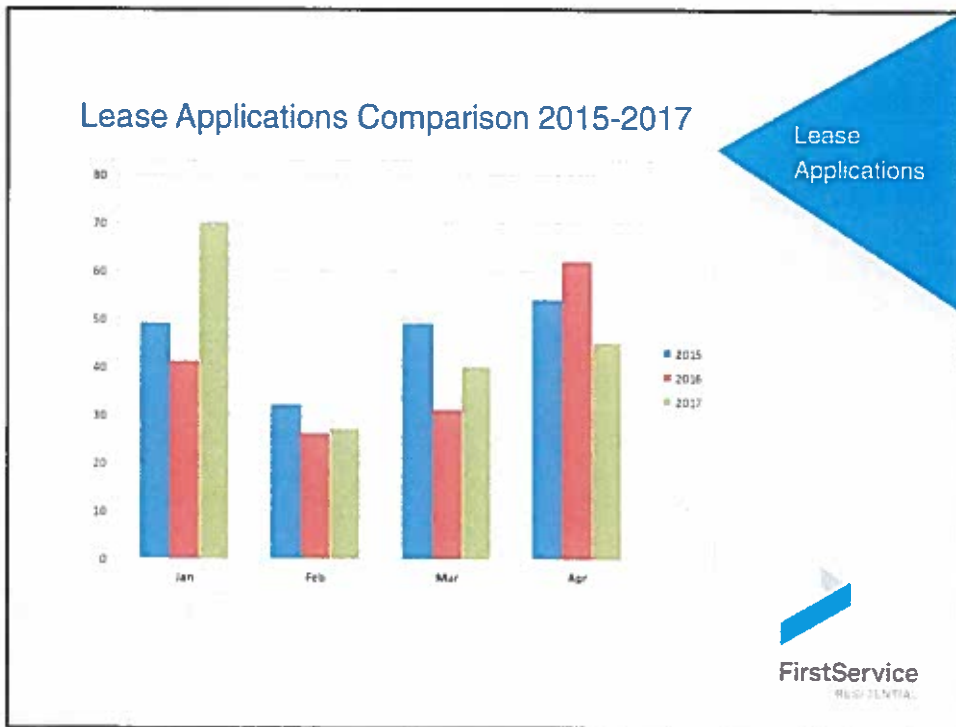
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Sprinkler Hose Watering is Prohibited

Sprinkler Hose Watering



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OLM completed a random inspection on April 26th. 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 three day inspection on May 22nd, 23rd, 24th. 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

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Landscape Workshop
Thursday July 20th 10am-12pm
2020 North Forum Room
Limit 15 Associations/Meeting Date

Follow Up Landscape Workshop
Thursday July 20th 10am-12pm
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Landscape

Follow Up Landscape Workshop

Follow Up Landscape Workshop

Thursday July 20th 10am-12pm

Limit 15 Associations/Meeting Date
Meeting Location:
2020 North Forum Room

Agenda

- Explanation of Demand
- Plant Soil Relationship
- Distribution Uniformity
- Options
- Florida Friendly Landscaping

Florida-Friendly Landscaping

MANSCAPE

FirstService

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FirstService Residential and MainScape will present a President/POC Lawn and Landscape Information Meeting on Wednesday, June 21, 2017 10 am to 12 pm in the Veterans Theater. The agenda will include various topics such as: Landscape Best Practices, Association Irrigation and Landscape Options, Florida Friendly and Question and Answers.

FirstService Residential and MainScape will also present Follow Up Landscape Workshop in July for Presidents/POCs, Date: July 20th, Time: 10 am – 12 pm and Location: 2020 Centre North Forum Room. Looking forward for your great participation at the June 21st meeting and the Follow Up Workshop in July.



AFTER HOURS EMERGENCY
Reminder to all Kings Point Unit Owners: the after hours emergency phone number is: (313) 642-8666 or 688-425-0001
Monday 5/15/17

- OTHER USEFUL INFORMATION / ITEMS OF INTEREST:**
- [Hurricane Disaster Planning 2016](#) - January 15/16
 - [MainScape Emergency Action Plan 2016](#) - January 26/16
 - [FirstService Residential Hurricane Guide - Residents](#) - Page 702/16
 - [Bright House \(This will lead you directly to the Bright House website\)](#)
 - [Bright House Channel-Linkup](#)





HURRICANE GUIDE

The FirstService Residential Hurricane Guide

What to Expect from Your Community Association Manager

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!



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Administration
Hurricane Guide



ADMINISTRATION

- The 2016-17 year has been closed and presented to the Federation Board
- Upcoming in summer months...?
 - Next up...we await the arrival of Accel audit team
 - Management teams will begin 2018-19 Budgets
 - KP Badges will be re-issued to residents beginning in the summer months – date TBD
 - Keeps resident database clean and accurate
 - No Lines, no waiting!
 - Just pick up your new badge up at the Business Office
 - Capital Improvements – SC indoor Pools re-surfacing, Cazebo remodel, Nantucket re-surface pool deck, CH women's sauna, monument signage, and more...

ENTERTAINMENT

2017 Summer Series Performance

- Summer Series detail:
 - Contract cost: \$11,900
 - Gross Sales: \$13,862
 - Tickets sold: 1907
 - Next show: June 20
Branson to Vegas Show
 - Recovered cost: 116% of contract cost

ENTERTAINMENT

• 2017 Summer Series

The image is a promotional poster for the Kings Point 2017 Summer Series. It features a grid of six show listings with dates and titles:

- May 16**: THE CRAZY SHOW
- August 14**: THE DUTY SHOW AND THE BUCKLE COUNTY BAND
- June 20**: BRANSON TO VEGAS SHOW
- September 7**: MICHAEL O'NEILL SHOW
- July 20**: WRESTLE
- October 17**: LIVER IN THE USA SHOW

FITNESS & SPA

- Fitness Center usage
- 14% less traffic than last April
- 9% more than before 2013

FITNESS & SPA

Spa Serenity usage details for April

- Services performed: 611
- Clients served: 394
- Services & Sales: \$20,685
- Month over month: 45% increase over prior April

GUEST PASS/BADGES & POINTER AD SALES

Guest Pass/Badge sales --

	April	YTD
- 1-Day Pass	\$6,100	\$6,100
- Replacement Badges	\$100	\$100
- Total		\$6,200

The Pointer --

	April	YTD
- Advertisement sales	\$1,301	\$1,301

LOTTERY SALES

Online Tickets:

April Sales	\$3,184
Total Sales	\$137,567
Total prizes Paid	\$22,392


Scratch Off Tickets:

April Sales	\$20,849
Total Sales	\$294,886
Total prizes to date	\$195,095

PROJECT UPDATES

Final Project Improvements outstanding on 2016-17 plan

- Theatre Backstage Dressing Room renovations are complete
New ceiling lighting was installed, new paint, new flooring, new vanity tops
- The East-West Social partition wall divider replacement is complete
- The additional paving to the corner of cart path has been delayed as the contractor cancelled the job.
 - New vendor selected
 - Seal coating will be completed 3 weeks thereafter (weather permitting)




TRANSPORTATION

Occupancy

Special Event Trips:

Month	Revenue	Trip Ct	Seal/Avail	Occupancy
April	\$7,677	9	199/235	85%

Fuel average cost: \$2.16/gallon
Adult Field Trips: 2 in April




SECURITY

Operations

— Permits	Total issued in April	10,784
— Security Patrol	Miles in April	2460
— Incident	Reports written	37


- HCSO Report
 - Deputy Girard spent 6 hours in Kings Point and covered 41 miles within the community conducting 10 stops while on speed patrol.
- April Phone Stats
 - Total number of phone calls received: 9,934
 - Daily avg number of phone calls received: 3831
 - Highest call volume: April 16, 2017: 391



SECURITY

Operations

- Notables
 - Security was called by a resident who was concerned regarding a vehicle with the lights on for over half an hour facing their home. Security dispatched an Officer who arrived to find a 911 emergency vehicle and a Deputy helping another resident at the location. The concerned resident was notified.
 - To date the golf cart arm has been knocked off 3 times since the new lane addition to the golf path. Piggy backing while exiting seems to be the cause of the gate arm being knocked down.



**FEDERATION MEMBERSHIP MEETING
MAY 19, 2017
PRESIDENT'S REPORT**

WATER RESTRICTIONS:

Hillsborough County water restrictions permit irrigation two (2) times a week. In some counties, stronger restrictions have been imposed because of the drought conditions we are experiencing. Hand watering of new plants is permissible. Hand watering means a watering can or hand held hose; "rainbow" sprinklers are not permitted. The required water permit for the Upper and Lower Loops is not far away and those areas will have monitored water usage.

Golf Course Bathrooms:

In the spirit of cooperation, an agreement was worked out for the Mainscape crew to use the closed course bathrooms on Sands and Cypress Creek and Mainscape would keep them clean and stocked. Unfortunately, things have gotten out of hand. All vendors providing services in Kings Point as well as the residents walking or cycling on the golf paths also use those bathrooms. Often, after stocking the bathrooms, the supplies were gone. The bathrooms were left in disarray and commodes clogged. In the short time this agreement was in operation, the constant misuse of the bathrooms made it unmanageable for Mainscape, whose crews are here to tend to the landscape, not devote excessive time to cleaning bathrooms. The restroom on the closed Kings Point Executive Course was not included in the agreement so it was not used or cleaned by Mainscape. On Monday, May 16th, it was agreed that Mainscape would no longer use those bathrooms but go back to the system previously in place; the portalets on Kings Boulevard and the facility behind the tennis courts. We will work with Mainscape on the area behind the tennis courts for a lunch break area and ensure the ground is graded so the trucks do not damage the area. Cleanliness of the area will also be managed.

RFEC Vacancies:

The RFEC is in an unusual position. 1 committee member was term limited; 2 committee members are currently on the Federation Board thus, cannot be on the RFEC; 1 committee member had to resign. The committee positions are for Region 1, region 2 and region 4. The time line for submission for resident owners to submit their interest in serving on the RFEC is May 31st. Submit a letter of intent to serve and a brief resume to the Federation Board Secretary, via email or letter. The Executive Committee is the eyes and ears of the Federation Board as it works with Vesta on the Recreational Facilities and all facets of services and amenities provided to the Kings Point residents.

As you recall, at the March Annual Meeting the accomplishments of the 5 year Recreational Facilities Recreational Improvement Plan were presented – all within

the Plan term -- all within budget. Now we are preparing to develop a Comprehensive Community Strategic Plan. A Life Style Survey is under way and will be completed this summer. This comprehensive plan must reach beyond the Recreational Facilities. To me, this is a very exciting time in our community. We, as always, are looking and projecting forward. We have a diversified community and a broad-based marketing web site. We are a vibrant and active community. The RFEC members are an important part of the planning and interaction with residents in all aspects of community activities. Being part of the comprehensive strategic plan is going to be most challenging, take a bit of time and effort, but very rewarding.

Try it. You'll like it.

Remember, May 31st is the deadline to submit your interest in joining this great group.

HAPPY SUMMER!!

This is our last Membership meeting until September. We would like to wish all a great summer and safe travels!