

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

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Please find attached a copy of the reports from the Federation Board of Directors Meeting that was held on Wednesday, July 12, 2017.



**TO: Federation of Kings Point Associations Board**  
**FROM: FirstService Residential – Rick Dowswell, General Manager**  
**DATE: July 12, 2017**  
**SUBJECT: The FirstService Residential Management Report**

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All Federation Directors presently sitting on this Board are current owners of condominium parcels or single family dwellings in the District they represent within Kings Point. This verification is based on information published in the public records of Hillsborough County on July 7, 2017.

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

OLM completed a random inspection on June 28<sup>th</sup>. 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 graded inspection on July 24<sup>th</sup>, 25<sup>th</sup> & 26<sup>th</sup>. OLM's full report will be posted on the KPSCC.com Landscape page.

SWFWMD's one day a week watering restrictions continue. Information has been sent to all residents. Additional information is available on the KPSCC.com website Landscape page. Please continue to conserve both irrigation and potable water uses. See attached Water Usage Chart.

During the month of June which brought excessive rains the landscape services provided has been a challenge for MainScape. Darryl Flint, Landscape Contract Manager is monitoring and working with MainScape Management to get the services back on schedule.

FirstService Residential and MainScape presented a President/POC Lawn and Landscape Information Meeting on Wednesday, June 21, 2017 10 am to 12 pm in the Veterans Theater. The agenda included 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 Workshops this month for Presidents/POCs. The Follow up Workshops are July 12<sup>th</sup> and July 20<sup>th</sup>, 10 am to 12 pm in the 2020 Forum Room. Please register for the workshops at the FirstService Residential Office. Thank you for your great participation at the June 21<sup>st</sup> meeting and the Follow up Workshops in July.

Currently, FirstService Residential management is coordinating various projects and contracts with two (2) associations for painting, three (3) associations for roofing, three (3) associations for pavers/driveways/sidewalks and thirteen (13) general maintenance repairs.

FirstService Residential Customer Service Representatives have processed for June 2017:

- 48 Property Transfer Applications YTD 328 compared to 2016 YTD of 265
- 34 Lease Applications YTD 270 compared to 2016 YTD of 255

In preparation for the Hurricane Season Various Hurricane related Documents have been uploaded to your Association’s FSRConnect’s Community Website. Once you have signed in to your Association’s Community website click on my community, click on forms and documents and click on Association Documents. They are also available on the KPSCC.COM website on the bottom of the Home page.

**2017 Catastrophic Emergency Plan** - This plan has been updated with the contractors who will serve American Strategic Insurance (ASI) and FirstService Residential if a disaster should occur. This document was sent to Board Members. This document is available to all board members.

**2017 Kings Point Hurricane Disaster Planning** - This document is available to all unit owners.

**2017 MainScape Emergency Action Plan** - This document is available to all unit owners.

**FirstService Residential Hurricane Guide** - This document is available to all unit owners.

Please update your Emergency Information with the FirstService Residential office. This information is extremely important whenever emergency assistance is necessary. Your continued assistance in returning this information is greatly appreciated.

**HURRICANE GUIDE**

Hurricane Season runs June 1 through November 30, bringing the possibility of strong and potentially damaging winds and storm surges to the hurricane-prone east and Gulf coasts. If you live in these areas, it's critical that you have a smart and effective hurricane plan in place to help keep your home and loved ones safe.

**The FirstService Residential Hurricane Guide**

As North America's residential property management leader, FirstService Residential knows how devastating hurricanes can be. As part of our full-service management solution, we prepare tailored Disaster Plans for each managed community, as well as provide comprehensive guidance, information, resources and expertise to help residents prepare and recover when hurricanes strike.

The Hurricane Guide contains valuable planning and preparation information, timelines and checklists. Please use it as a resource to help keep your family and property safe before, during and after a storm.

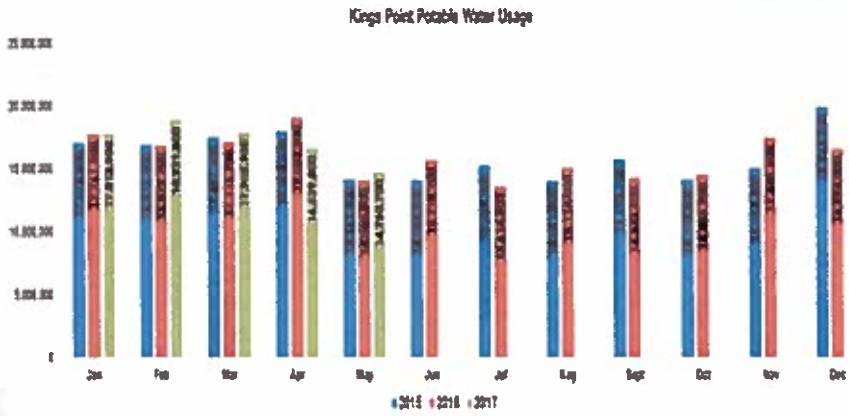
**What to Expect from Your Community Association Manager**

If your community is professionally managed, your Community Association Manager should provide information on how to gather your personal and property information, staff or essential items, make emergency equipment and contact lists in the event of a hurricane threat.

FirstService Residential creates a customized comprehensive Disaster Plan, including emergency evacuation information, for each community we manage. We also conduct annual on-site drills at each community to ensure your residents are prepared. For more information about hurricane preparedness, services, contact FirstService Residential.

# Potable Water Usage Comparison 2015-2017

Water Usage





**Federation Board of Directors Meeting  
July 12, 2017  
General Manager's Report**

**I. Recreation**

**A. Administration:**

1. Annual audit: Vesta has provided all the information they have requested and Accell Auditors report they are almost finished up with the audit.

**B. Operations:**

1. **2017 Summer Series:** The Summer Series shows have been contracted for \$11,900. Current revenue for 2418 tickets is \$18,825 recovering 158% of the contract cost. The next show is July 20, 2017, Vivacity.
2. **Fitness Center and Spa Usage:**
  - a. **Fitness:** Fitness Center usage for June is attached below.

2017- June- Fitness												
June	KPCH'17	KPCH'16	KPCH'15	KPSC'17	KPSC'16	KPSC'15	2020'17	2020'16	2020'15	Total Jun'17	Total Jun'16	Total Jun'15
Group Exer	1,352	994	853	576	526	808	2,075	2,058	2,275	4,003	3,578	3,936
Fitness Center	Closed	Closed		1,927	2,219	2,190	4,658	4,389	4,319	6,585	6,608	6,509
Orientations				9	1	0	39	12	147	48	13	147
<b>Total</b>	<b>1,352</b>	<b>994</b>	<b>853</b>	<b>2,512</b>	<b>2,746</b>	<b>2,998</b>	<b>6,772</b>	<b>6,459</b>	<b>6,741</b>	<b>10,636</b>	<b>10,199</b>	<b>10,592</b>
	<u>Fitness</u>		<u>Group X</u>							<u>Total YTD'17</u>	<u>Total YTD'16</u>	<u>Total YTD'15</u>
Overall YTD June'15	14,206		12,247							33,909	35,230	26,453
Overall YTD June'16	22,180		13,050									
Overall YTD June'17	21,144		12,765									

- b. **Spa:** The Spa performed 620 services in June on 344 clients. June figures for services and merchandise sales were \$19,570. These services are 49.5% up over the same period last June, and 9.2% ahead of plan for the month.

3. **Pointer advertising:** There were \$1,767 in ad sales for June with YTD sales at \$5,084.

4. **Guest pass and badge sales:**

2017-18 Sales:	June	YTD '17-18
1-Day Pass	\$2,437	\$12,077
Replacement Badges	\$110	\$280
<b>Total</b>	<b>\$12,357</b>	

5. **The Florida Lottery:**

Online Tickets:

June Sales	\$3,401
Total Sales	\$144,556
Total prizes Paid	\$23,529

Scratch Off Tickets:

June Sales	\$20,289
Total Sales	\$339,512
Total prizes paid to date	\$223,032

**II. Operational notables:**

1. Final Project Improvements outstanding on the 2016-17 plan are:

- a. The additional paving to the cart path is set for Saturday 7/15/17 with the seal coating to be completed thereafter. (again...weather permitting)
- 2. Projects for 2017-18 are underway:
  - a. Monument signs are going through the County's permitting process. They held up the project because they wanted an arrow on one of the monument signs.
  - b. Nantucket Pool deck resurfacing is scheduled for completion in two weeks.
  - c. North Club Outdoor pool shade structure refurbishing is about to begin.
  - d. Main Club lake filtration system installation is completed. The next step is to remove the irrigation off of the Upper Loop.
  - e. South Club portico repaving is completed.

### III. Transportation

#### A. Operations

- 1. The Transportation staff will now be permitted to fold and store walkers on the tram for riders, however, any rider who needs assistance boarding the tram or exiting the tram without the walker needs to be accompanied by a caregiver.

#### B. Occupancy

- 1. June figures not yet available

### IV. Security

#### A. June data:

- 1. *Passes*: Total issued in June: 9,191
- 2. *Security Patrol*: 2289 miles driven
- 3. *HCSO report*: 18 hours, 19 stops, 122 miles

#### B. Operations:

##### 1. June Stats:

- a. Total number of incident reports written: 49
- b. Total number of phone calls received: 8,355
- c. Daily avg number of phone calls received: 279
- d. Highest call volume: June 15 339

##### 2. Notables:

- a. A visitor entered the front gate requesting to drive around the community to "look for a relative that may be living in Kings Point". Security Officers informed the visitor that Kings Point is a gated community and authorization is required to enter Kings Point. The visitor was instructed to make a U-turn to leave the community.
- b. Security received a phone call from a person requesting entry for a handy man. When asked for the IVC code the caller stated they had not closed on the unit yet and did not have an IVC code. Security informed the caller the unit owner would need to be called to verify authorization as ownership was still under the current owners' names. Security called the unit owner who thanked Security for informing them of the situation and said they would talk to the buyers about notifying them of visits to the unit.

## Federation 2017/18 Quarter 1 Treasurers Report

	Budget	Actual	Variance
<b><u>REVENUE</u></b>	<b><u>\$25,143</u></b>	<b><u>\$25,280</u></b>	<b><u>137</u></b>
<u>Reserve Transfer</u>	<u>21,588</u>	<u>21,588</u>	<u>0.00</u>
			<u>137</u>
<b>EXPENSES</b>			
Administrative	1,983	1,037	946
Utilities	1,176	721	455
Contracts	<u>481</u>	<u>396</u>	<u>85</u>
<b><u>Totals</u></b>	<b><u>\$3,555</u></b>	<b><u>\$3,440</u></b>	<b><u>1,315</u></b>
Net/Income/Loss			<b><u>\$1,452</u></b>

## Federation 2017/18 Quarter 1 Balance Sheet

	<u>Assets</u>
<b>Total Current Assets</b>	<b>\$108,693</b>
<b><u>Total Restricted Reserves</u></b>	<b><u>\$79,0131</u></b>
<b>Total Assets</b>	<b>\$187,824</b>
	<u>Liabilities</u>
<b>Total Current Liabilities</b>	<b>\$144,824</b>
<b><u>Total Members Equity</u></b>	<b><u>\$ 42,998</u></b>
<b>Total Liabilities and Equity</b>	<b>\$187,824</b>



## Federation 2017/18 Quarter 1 Funds/Reserves Report

<u>Major Fund/Reserve</u>	<u>6/30/18</u>	<u>3/31/17</u>	<u>Used</u>
● Insurance Deductible	21,028	27,734	(6,705)
● Grounds Clean Up	40,280	40,280	000
● Legal	12,277	8,221	4,006
● Contracts- Landscape	13,323	10,314	3,009
● Landscape Fund	6,630	5,304	1,326
● Transition	11,194	8,192	<u>3,002</u>

**FEDERATION BOARD MEETING  
JULY 12, 2017  
PRESIDENT'S REPORT**

**RUMOR CORRECTION:**

The rumor stating that the Board has given Mainscape 60 day notice **IS NOT TRUE.** Legal investigation regarding the contract language would be required before any discussion could occur. Let me repeat, this rumor is NOT true.

**MAINSCAPE 6 MONTH REVIEW:**

The survey forms are coming into the Federation mailbox. Thank you for getting them into the Federation mailbox and not in the FS office.

They are due prior to July 21<sup>st</sup>. If the survey is not returned by the due date, it will not be included in the tabulation.

The tabulation results are anonymous. All of the comments are recorded as written; no Association names are recorded.

The Special Board Meeting to review the survey result is scheduled for August 7<sup>th</sup> at the 2020 Centre in the North Forum.

This is your opportunity to provide your input.

Comments were made at Open Forum regarding residents who feel their Association Boards and POCs do not do their job. It is the responsibility of the residents in each Association to be sure their elected Board members carry out the roles and responsibilities of their elected positions. The Federation Board cannot and does not interfere in Association affairs. If residents are not happy with their existing Association Board, they need to address the issue at their Annual meeting in January and elect a new Board of Directors, if necessary.

**HURRICANE SEASON:**

Friendly Reminder – Being prepared can be a life saver.

KPSCC – Residents “go to” web site – has information on the “Home” link

The link includes a list of suggested items for gearing up and getting prepared

Everyone thinks about water, but equally important is to be sure your family and your neighbors know where you will be.

A suggestion? You may want to check the list.....

**COMMUNITY MEETING:**

HART Line bus service is planning to cancel the 52XL route in Sun City Center. This would mean that the Monday –Friday daily service would no longer be available for Kings Point and Sun city Center residents.

The service in Kings Point is supported by the COA.

Many residents us this service to get to the Brandon Mall and other areas along the along the 301 route north.

A Community Meeting has been scheduled for

Tuesday, July 18 at 1:00 pm

Banquet Room – North Clubhouse

Petitions are available in the Clubhouses

Community Residents are requested to attend and take this opportunity to share their concerns and needs.

**THINGS ARE FAIRLY QUIET IN THE COMMUNITY:**

But the wheels of the operations keep moving along.

Yet another “Residents Only” Pool Party was a success.

The Cyber Café plans are moving ahead.

Plans to develop a community strategic plan is moving forward (set aside while refinancing our loan was negotiated).

The pools are as busy as ever and you can hear the “pop, pop” of the Pickle Ball balls as they hit the paddles.

And traffic is light as we enjoy the lazy days of summer in Kings Point.