

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, August 9, 2017.



TO: Federation of Kings Point Associations Board
FROM: FirstService Residential – Rick Dowswell, General Manager
DATE: August 9, 2017
SUBJECT: The FirstService Residential Management Report

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 August 4, 2017.

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 July. 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 August.

OLM completed a graded inspection on July 24th, 25th & 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 random inspection on August 23rd. OLM's full report will be posted on the KPSCC.com Landscape page.

SWFWMD's one day a week watering restrictions have ended as of August 1st. The normal twice a week watering will resume.

During the month of June and July 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.

Mulch Options:

We are looking into the benefits of Medium Pine bark nuggets vs Cypress Grade B

Mulch Benefits:

- 1) Improved organics
- 2) Soil conditions and moisture
- 3) Weed suppression
 - Pine Bark is more durable
 - Holds it's color longer
 - Is the same price as Cypress grade B
 - Pine bark is created through timbering vs Cypress process of cutting down trees
 - More information will follow on process regarding # of bags to order by association etc.

Currently, FirstService Residential management is coordinating various projects and contracts with three (3) associations for painting, three (3) associations for roofing, three (3) associations for pavers/driveways/sidewalks and nineteen (19) general maintenance repairs.

FirstService Residential Customer Service Representatives have processed for July 2017:

- 36 Property Transfer Applications YTD 364 compared to 2016 YTD of 308
- 36 Lease Applications YTD 306 compared to 2016 YTD of 289

In preparation for the Hurricane Season various Hurricanes 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.

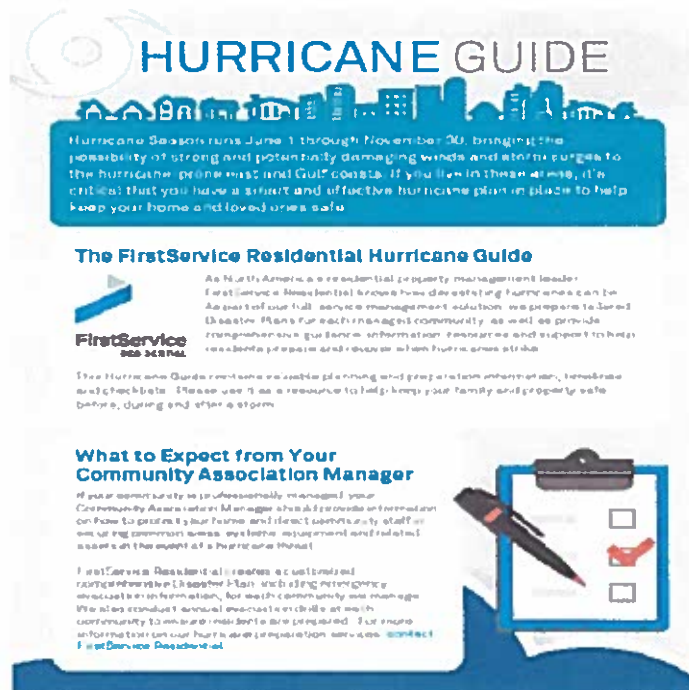
2017 Catastrophic Emergency Plan - This plan has been updated with the contractors who will serve American Strategic Insurance (ASI) and FirstService Residential if a disaster should occur. This document was sent to Board Members. This document is available to all board members.

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.





**Federation Board of Directors Meeting
August 9, 2017
General Manager's Report**

I. Recreation

A. Administration:

1. **Annual Trust audit:** Vesta has completed their work with the audit team. Accell Auditors have now delivered the 2017-18 results to the Kings Point Federation Board.

B. Operations:

1. **2017 Summer Series:** The Summer Series shows have been contracted for \$11,900. Current revenue for 2525 tickets is \$20,162 recovering 169% of the contract cost. The next show is the Dusty Storm Band, on August 14, 2017.

2. **Fitness Center and Spa Usage:**

- a. **Fitness:** Fitness Center usage for July is attached below.

2017- July- Fitness												
July	KPCH'17	KPCH'16	KPCH'15	KPSC'17	KPSC'16	KPSC'15	2020'17	2020'16	2020'15	Total Jul 17	Total Jul'16	Total Jul'15
Group Exer	1,235	1,075	722	668	721	635	1,830	1,919	2,113	3,733	3,715	3,470
Fitness Center	Closed	Closed		2,112	2,089	2,356	4,786	4,515	5,095	6,898	6,604	7,451
Orientations				8	1	4	32	11	114	40	12	118
Total	1,235	1,075	722	2,788	2,811	2,995	6,648	6,445	7,322	10,671	10,331	11,039
	* Fitness		Group X									
Overall YTD July 15	21,657		15,717		Total YTD'17							
Overall YTD July 16	28,784		16,765		Total YTD'16							
Overall YTD July 17	28,042		16,498		Total YTD'15							
					44,540							
					45,549							
					37,374							

- b. **Spa:** The Spa performed 523 services in July on 306 clients. July figures for services and merchandise sales were \$15,482. These services are 36% up over the same period last July, and 12% off plan for the month.

3. **Pointer advertising:** There were no ad sales for July with YTD sales remaining at \$5,084.

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

2017-18 Sales:	July	YTD '17-18
1-Day Pass	\$1,300	\$12,580
Replacement Badges	\$50	\$330
Total		\$12,910

5. **The Florida Lottery:**

Online Tickets:

July Sales	\$2,709
Total Sales	\$147,204
Total prizes Paid	\$24,329

Scratch Off Tickets:

July Sales	\$20,920
Total Sales	\$355,993
Total prizes paid to date	\$234,448

II. Operational notables:

1. Final Project Improvements outstanding on the 2016-17 plan are:
 - a. The additional paving to the cart path is in progress with the seal coating to be completed thereafter. (again...weather permitting).
2. Projects for 2017-18 are underway:
 - a. Monument sign permits have been approved by the County. The signs will go into production next week with installation schedule thereafter.
 - b. North Club Outdoor pool shade structure refurbishing is in progress.
 - c. North Club Pool Gazebo renovation is in progress.
 - d. Replacement bridges to the North parking lot is in progress with installation schedule for Mid-August (weather permitting).
 - e. South Club Indoor Pool AC replacement schedule for Mid-August.
 - f. North Club lake filtration system is completed. North Club site is off the upper loop.

III. Transportation

A. Operations

1. Special Event Trips:	Revenue	Trip Ct	Sold/Avail	Occupancy
July	\$1,530	3	68/73	93%
2. Fuel average cost:	\$2.06/gallon			

IV. Security

A. July data:

1. *Passes*: Total issued in July: 8,762
2. *KP Security Patrol*: 2466 miles driven
3. *HCSO report*: 12 hours, 13 stops, 81 miles

B. Operations:

1. July Stats:

- a. Total number of incident reports written: 37
- b. Total number of phone calls received: 8,049
- c. Daily avg number of phone calls received: 260
- d. Highest call volume: July 13 351

2. Notables:

- a. Security received a phone call informing the front gate that someone was shooting off fireworks on one of the closed golf courses. Security went to the location and informed the resident fireworks were not permitted in Kings Point.
- b. SCC Emergency Squad contacted the Gate to check on a resident who called the Squad. When the dispatcher answered the phone, there was voice and then a click. Security visited the resident to determine if it was an emergency. Luckily the resident was fine and thought he had mis-dialed the Emergency number.

Lawn and Landscape Oversight report
August 9, 2017

On the July 24th, through the 26th three-day OLM inspection, inconsistent cuts, inconsistent hard and soft edging, inconsistent line trimming, inconsistent pruning, weeds, weeds, weeds and cleanup were the topics of conversation, throughout all three sections. These inconsistencies were reviewed with both Mainscape's local and upper management. Changes have been made by Mainscape and many sets of eyes will be observing to ensure corrections are. The curb appeal didn't get this way overnight and it will not be 100% corrected overnight. With the "plan of action" that Mainscape has presented to the Federation Board and set into immediate action, all associations should see major improvements over the next couple of weeks.

Standing Election Committee Report

August 9, 2017

In preparation of the next Federation Board Election the SEC (Standing Election Committee) decided to review Article V, Section 5, Sections A, B and C. Article V was last approved by the Membership on October 17, 2014 except for Section 5 that concerns the length of Terms of Office.

This year the Federation Board has five (5) Directors whose terms are up and we believe this would be a good opportunity for Kings Point to revisit this Article.

The SEC Committee with Director Huften and myself being re- elected this year had discussed how difficult it is for a new Director getting acclimated to the working of the Federation system. It takes many months to review all contracts and previous concerns of past boards. Our second year on the board we felt we were more productive in addressing the concerns of Kings Point residents. The SEC reviewed the length of terms and started a process to get to the three-year terms. There were comments made during the October 2014 Membership meeting that we reviewed and have taken into consideration. The benefits of the longer terms and an equal amount of elections each year would provide a Federation Board with smoother transitions and more continuity each year.

The SEC has decided on two options for this election process and will share them with the Federation Board at the August 24th workshop. The Federation Board will have the opportunity to review both plans so that a new district election cycle can be presented and approved by the Membership at a later date.

Tom Murphy, Chair
Ralph Belcher
Chuck Huften

Communications Committee Report

August 9, 2017

The communications committee has met with two different consulting groups and received presentations on their approach to negotiating a bulk cable agreement. The committee will be meeting with AT&T direct TV to discuss their service which includes fiber-optic cable and various additions to the service.

A letter is being sent to Spectrum requesting a proposal to provide T.V. cable only and T.V. and Internet service (the Double-play deal).

Although the current service does not terminate for more than a year, the consultants agree that negotiations should begin now.

No decisions on a service or consulting group has been made.

Respectively submitted,

Bill Piper, Chairs
Tom Murphy
Chuck Huften
Ron Forshier
Rick Dowswell

Survey Committee Report

August 9, 2017

Community Survey

The committee has received the community survey rewritten questions from the consultant and has begun the process of vetting the questions for the community. The committee is about half way through the questionnaire and should be complete by mid-August and ready for board review.

Our next step, sometime in August, will be to conduct a pilot study to further refine the questionnaire.

We project a launch of the community survey about the end of September.

The committee is investigating the possibility and potential of deploying the survey through the www.kpscc.com website as the sole distribution point for the community. Anyone wishing to complete the survey will be able to use either their personal computer or the Cyber Café computers.

Respectively submitted,

Bill Piper, Chair
Ralph Belcher
Doug Bergmoser
Ruth Flinn
Clifford Stockman
John Robek