

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

2                                   1902 Clubhouse Drive, Suite A  
3                                   Sun City Center, Florida 33573  
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6                                   **FEDERATION BOARD OF DIRECTORS MEETING MINUTES**  
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8  
9                                   **DATE: Wednesday, May 10, 2017**

10                                  **TIME: 9:30 a.m.**

11                                  **LOCATION: KPNCH Card Room**  
12

13  
14   **Roll Call:** President Argott, Vice President Chace, Secretary Meeker, Treasurer Piper,  
15   Director Bardell, Director Belcher, Director Hamilton, and Director Murphy. Absent:  
16   Director Huften. A quorum was established.  
17

18   **Call to Order:** President Argott called the meeting to order at 9:30 am.  
19

20   **Open Forum:** None  
21

22   **Minutes:**

23   The April 12, 2017 Federation Board of Directors Meeting Minutes were approved as  
24   distributed.  
25

26   **Reports:**

27   • **Management Reports**

28       **FirstService Residential** - Rick Dowswell, Regional Director gave an update on the  
29       Property Management report and answered questions.  
30

31       **Vesta Property Services** - Ginger Anzalone, Vice President gave an update on the  
32       Recreational Facilities Management report and answered questions.  
33

- 34   • **Recreational Facilities Year End Financial Report** - Dan Armstrong, Vice President  
35   of Administration and Financial Services of Vesta Property Services reviewed the  
36   Year End Financials dated March 31, 2017 and answered questions.  
37

- 38   • **Communication's Committee Report** - Treasurer Piper presented the Spectrum  
39   Offer and answered questions.  
40

- 41   • **Treasurer's Report** - Treasurer Piper stated the yearend report was provided to the  
42   Board at the last meeting, the full report will be given at the May Membership meeting.  
43

- 44   • **President's Report** - President Argott read her report.  
45

46   **Unfinished Business:**

- 47   • Approve the First Amendment to the Vesta Property Services Contract - **Director**  
48   **Belcher moved that the Federation Board of Directors delay the First**

49 **Amendment to the Vesta Contract until the next Federation Board Meeting.** The  
50 **Motion was seconded.** Director Belcher presented the information. There was no  
51 discussion. President Argott called the question. **The Motion Carried.**  
52

53 **New Business:**

- 54 • Approval of Irrigation Project for the North Area Land Trust Property - **Vice President**  
55 **Chace moved that the Federation Board of Directors approve the irrigation**  
56 **proposal to relocate the irrigation source and the installation of a filtration**  
57 **system to provide irrigation to the hedge row along SR 674 at a non-budgeted**  
58 **cost not to exceed \$14,000.** The Motion was seconded. Vice President Chace  
59 presented the information. Discussion Followed. President Argott called the question.  
60 **The Motion Carried.**  
61

- 62 • Approval of Maplewood Request - **Secretary Meeker moved that the Federation**  
63 **Board of Directors approve the request of Maplewood Condominium**  
64 **Association, Inc. to replace the Cypress B mulch, on a temporary basis, with**  
65 **pine bark due to the presence of artillery fungus in the Maplewood plant beds**  
66 **as identified by independent experts retained by Maplewood Condominium**  
67 **Association. All costs related to mulch application, required follow-up expert**  
68 **inspections and further treatments shall be borne by Maplewood Condominium**  
69 **Association, Inc.** The Motion was seconded. Secretary Meeker presented the  
70 information. Discussion followed. President Argott called the question. **The Motion**  
71 **Carried.**  
72

- 73 • Approval of Termination Agreement - **Director Hamilton moved that the Federation**  
74 **Board approve the Office Termination Agreement between the KPW Board, and**  
75 **the Land Trust Representative (Federation Board of Directors) and Vesta**  
76 **Management, releasing all parties to this agreement from any and all**  
77 **obligations, rights, claims or demands by and between each party as delineated**  
78 **in the attached Termination Agreement, effective on May 10, 2017.** The Motion  
79 was seconded. Director Hamilton presented the information. There was no  
80 discussion. President Argott called the question. **The Motion Carried.**  
81

- 82 • Approval of Debt Service Assessment - **Treasurer Piper moved that the Federation**  
83 **Board of Directors approve the Attached Resolution and proposed amended**  
84 **Kings Point Sun City Center West Land Trust Recreational Facilities &**  
85 **Transportation and Gate Security Services dated 2017-2018 Budget, amended,**  
86 **reducing the per unit monthly assessment by \$9.46 for the duration of the loan.**  
87 **The change is from the \$68.94 charged originally to \$59.48 and amounts to**  
88 **\$9.46.** The Motion was seconded. Treasurer Piper presented the information.  
89 Discussion Followed. President Argott called the question. **The Motion Carried.**  
90

91 Account for Capital Improvement - **Treasurer Piper moved the Federation Board of**  
92 **Directors authorize the execution of this Power of Direction to the Trustee**  
93 **pursuant to the Kings Point Sun City Center West Land Trust Agreement dated**  
94 **April 27, 2007 (Trust Agreement) and the Florida Statute Section 689.071(8)(f) on**  
95 **behalf of the Beneficiaries to sign the Certificate of Purpose of Trust Account**  
96 **with Bank of America for the purpose of opening the new interest bearing bank**

97 account that will reside on the Trust balance sheet as a Reserve for Capital  
98 Improvements in the amount of \$1,014,512.00. The Motion was seconded.  
99 Treasurer Piper presented the information. Discussion followed. President Argott  
100 called the question. **The Motion Carried.**  
101

102 **Good & Welfare/Announcements:**

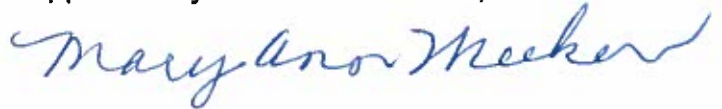
- 103 • Carl Meinardus, Treasurer of Oakley Green asked the Federation Board to help with  
104 his home and other units in Oakley Green that have not been receiving irrigation for a  
105 minimum of 7 weeks. As President of the Sportsman's Club he extended an invitation  
106 to the Board to attend their meeting on Wednesday, May 17<sup>th</sup> at 3:00 pm in the  
107 Veterans Theater. They will be presenting one of their members with a mobility dog  
108 and will have puppies in training at the meeting. *President Argott asked Mr.*  
109 *Meinardus to send his information on the irrigation problems to Rick Dowswell.*
- 110 • Preston True, President of Lancaster I talked about the diseased palm trees in their  
111 association that were removed by Mainscape, however when they removed the trees  
112 it left two holes in the ground, and they put in a request to remove vegetation around  
113 hydrant, Mainscape has not responded and he asked if he could get another  
114 landscaper to do the work. *President Argott will send the information to Rick*  
115 *Dowswell to follow up, and stated that you can hire a landscape contractor for extra*  
116 *work to be done, that is outside the contract.*

117  
118 **Adjournment:**

119 The meeting adjourned at 11:12 am.

Approved by the Board June 14, 2017

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121 



122 Louise Landry, Administrative Assistant

Mary Ann Meeker, Corporate Secretary