

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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9 **DATE: Wednesday, June 14, 2017**

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

11 **LOCATION: KPNCH Card Room**
12
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14 **Roll Call:** Vice President Chace, Secretary Meeker, Treasurer Piper, Director Bardell,
15 Director Belcher, Director Hamilton, Director Huften and Director Murphy. President
16 Argott via Conference Phone. A quorum was established.
17

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

20 **Open Forum:**

- 21 • Charles Flaugh, President of Gloucester N asked if the Landscape Contract had a
22 provision in it for reimbursement if the contractor doesn't mow every week? Rick
23 Dowswell stated the contract has 40 mows a year, the season April through October
24 is weekly, and everything is obviously weather permitting, and the off season has its
25 own schedule, these schedules are posted on KPSCC.com. There is no provision if
26 they miss a week, the services they are providing are per the contract, so they have to
27 either work a Saturday to try and catch up or various things.
28 • Susan Raba, President of Manchester II spoke about the field and berm not being
29 mowed or maintained in her Association and wanted to know who was responsible for
30 maintenance of these areas. Rick Dowswell stated that the Master Association,
31 Mainscape, The Federation President and Secretary, and Board Members from
32 Manchester II had a meeting on this and advised Manchester II that we will be getting
33 back to you after we reviewed the plot plans on who is responsible for those areas.
34 • Dale Province, President of Fairfield H spoke about the meeting rules regarding the
35 time limit of three (3) minutes and does not think that anyone should be cut off from
36 talking if they are over three (3) minutes. Treasurer Piper stated that this is part of our
37 Bylaws and the Membership would have to Amend them.
38

39 **Minutes:**

40 The May 10, 2017 Federation Board of Directors Meeting Minutes were approved as
41 distributed.
42

43 **Reports:**

44 • **Management Reports**

45 **Vesta Property Services** - Ginger Anzalone, Vice President gave an update on the
46 Recreational Facilities Management report and answered questions.
47

48 FirstService Residential - Rick Dowswell, Regional Director gave an update on the
49 Property Management report regarding ClickPay, the new online payment processor
50 for ACH/Direct Debit, beginning August 15th; see attached. He spoke about the
51 COA's letter to the Association Presidents asking for an updated list of owners and
52 their phone numbers. He cautioned the Presidents that per Florida Statutes
53 718.111(12) (c) 5. "An owner may exclude his or her telephone numbers from the
54 directory by requesting in writing to the Association"; and addressed questions.
55

56 • **Committee Reports**

57 Communication's Committee - Treasurer Piper announced that Spectrum has
58 withdrawn the offer of bulk internet service for the community as this would have been
59 a significant loss for Spectrum but a benefit to more than 4,400 of our residents.
60

61 Landscape - None
62

- 63 • **Treasurer's Report** - Treasurer Piper reported that the Federation's Financial
64 Statement for the period ending May 31, 2017 is on budget. A quarterly report for the
65 period ending June 30th will be given next month.
66

- 67 • **President's Report** - None
68

69 **Unfinished Business:**

- 70 • Approve the First Amendment to the Vesta Property Services Contract - **Director**
71 **Belcher moved that the Federation Board of Directors approve, effective June**
72 **14, 2017, the First Amendment to The Facilities Management Agreement by and**
73 **between Kings Point Sun City Center West Land Trust, ("Trust") and Vesta**
74 **Property Services, Inc. ("Manager") to add an additional scope of work to be**
75 **performed by the Manager; specifically, project start-up and operation**
76 **management of a Cyber Cafe` to be located in the recently leased building**
77 **formerly known as the Falcon Watch Clubhouse. Manager's compensation for**
78 **said additional scope of work shall include a one-time project management fee**
79 **of \$2,500 for the start-up of the Cyber Cafe`, in addition to a monthly**
80 **compensation of \$500 commencing on the first day of business operation of the**
81 **Cyber Cafe`, as defined in the previously distributed Amendment. Funding for**
82 **this compensation is included in the current Fiscal Yearly Budget. The Motion**
83 **was seconded. Director Belcher presented the information. Discussion followed.**
84 **Vice President Chace called the question. The Motion Carried.**
85

86 **Director Belcher moved that the Federation Board of Directors approve the**
87 **Power of Direction, directing the Trustee of the Land Trust to sign the First**
88 **Amendment to the Facilities Management Agreement - Kings Point West by and**
89 **between Kings Point Sun City Center Land Trust, a Florida Land Trust and**
90 **Vesta Property Services, Inc. The Motion was seconded. There was no**
91 **discussion. Vice President Chace called the question. The Motion Carried.**
92

93 **New Business:**

- 94 • Approval of the Falcon Watch Concept – **Secretary Meeker moved the Federation**
95 **Board of Directors approve the concept usage for the space recently subleased**

96 **from the Kings Point West Master Association (previously known as the Falcon**
97 **Watch Clubhouse) to be used and known as the Cyber Cafe`. The Cyber Café**
98 **concept would include light breakfast offerings and would also provide meeting**
99 **and social activity space for resident/club booking availability as well as a**
100 **computer area. The cost for the initial startup portion of the concept would not**
101 **exceed \$50,000 with the annual operational costs not to exceed \$60,000.**
102 **Funding for these costs are already included in the current fiscal year budget.**
103 **The Motion was seconded. Secretary Meeker presented the information.**
104 **Discussion Followed. Vice President Chace called the question. The Motion**
105 **Carried.**

- 107 • Approval of the Recreational Facilities Executive Committee (RFEC) Appointments for
108 Region I, II and IV
- 109
- 110 ○ **Region I – Director Murphy moved that Terry Blankenship, from Idlewood, be**
111 **appointed as the Region I representative to the Recreational Facilities**
112 **Executive Committee serving for a one (1) year unexpired term, beginning**
113 **June 14, 2017 through March 30, 2018.** The Motion was seconded. Director
114 Murphy presented the information. There was no discussion. Vice President
115 Chace called the question. **The Motion Carried.**
- 116
- 117 ○ **Director Murphy moved Roger Johnson, from Idlewood, Region II be**
118 **appointed to the Recreational Facilities Executive Committee serving for a**
119 **one (1) year unexpired term beginning June 14, 2017 through March 30,**
120 **2018.** The Motion was seconded. Director Murphy presented the information.
121 There was no discussion. Vice President Chace called the question. **The Motion**
122 **Carried.**
- 123
- 124 ○ **Region IV – Director Murphy moved Peggy Hamric, from Corinth, Region IV**
125 **be appointed to the Recreational Facilities Executive Committee serving for**
126 **a two (2) year term, beginning June 14, 2017 through March 29, 2019.** The
127 **Motion was seconded.** Director Murphy presented the information. There was no
128 discussion. Vice President Chace called the question. **The Motion Carried.**
- 129


130 **Good & Welfare/Announcements:**

- 131 • Dick Paulson, Treasurer of Huntington asked why they cannot see a monthly
132 balance sheet of the Federation. Treasurer Piper stated that the report became so
133 redundant because the balance sheet does not really change from month to
134 month, that he now does a quarterly report.
- 135

136 **Adjournment:**

137 The meeting adjourned at 10:57 am.

Approved by the Board July 12, 2017

138
139 
140
141 Louise Landry, Administrative Assistant


Mary Ann Meeker, Corporate Secretary