

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

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

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

11 **LOCATION: KPNCH Card Room**
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14 **Roll Call:** President Argott, Vice President Chace, Secretary Meeker, Director Bardell,
15 Director Belcher, Director Hamilton, Director Huften and Director Murphy. Absent:
16 Treasurer Piper. A quorum was established. Also present was Eric N. Appleton, Esq., of
17 Bush Ross, P.A.
18

19 **Call to Order:** President Argott called the meeting to order at 9:30 am, and gave an
20 update to the status of Mainscape and the issues that are being addressed by the Board
21 of Directors.
22

23 **Open Forum:**

- 24 • Stan Scott, Treasurer of Radison II, asked when the Mulch application was going to
25 be done and if the beds were going to be cleaned before they applied the mulch. *Rick*
26 *Dowswell stated that the Mulch would be applied in January 2018 and the beds*
27 *should be cleared out prior to installation.*
28 • Jane Boccieri, President of Quail Pass spoke about the Landscape contract and the
29 services that were not being met.
30 • Terry Braden, Resident of Andover H asked if the Landscape Contract is a contract or
31 not? Secondly this goes to FirstService are they not paid to protect us in our contract
32 and why are they not enforcing our contract? *President Argott asked Mr. Braden to*
33 *put his questions in writing to the Federation and we will get the answers out to*
34 *everyone.*
35

36 **Minutes:**

37 The August 7, 2017 Draft Federation Special Board of Directors Meeting Minutes were
38 approved distributed.
39

40 The August 9, 2017 Draft Federation Board of Directors Meeting Minutes were approved
41 as distributed.
42

43 **Reports:**

44 • **Management Reports**

45 FirstService Residential - Rick Dowswell, Regional Director gave an update on the
46 Property Management report.

47 Vesta Property Services – Ginger Anzalone, Vice President gave an update on the
48 Recreational Facilities Management report.

- 49 • **Committee Reports**
50 a. Standing Elections Committee (SEC) – Director Murphy and Chair of the SEC
51 read his report.
52 b. Strategic Planning Committee –Eileen Peco, Chair of the Committee read her
53 report.
54 c. Insurance Committee – Vice President Chace, and Committee Scribe read her
55 report, discussion followed regarding H06 and H03 policies and getting information
56 out to new home owners on what is covered by the Association and the owners.
57 d. RFEC Cyber Café Recommendation – Peggy Hamric, Region IV Resident
58 Member of the RFEC presented the report.
- 59 • **Treasurer’s Report** – President Argott stated that Treasurer Piper was absent and
60 has informed her the Financials are all on budget and he will have a full report at the
61 Membership Meeting.
- 62 • **President’s Report** - President Argott read her report.

63
64 **Unfinished Business: None**

65
66 **New Business:**

- 67 • Approval of Unbudgeted Expenses for the Cyber Café - **Director Hamilton moved**
68 **the Federation Board of Directors approve the proposal from Advantage**
69 **Restoration & Contracting for the renovation of the Cyber Café restrooms to**
70 **make them ADA compliant and the proposal from Rose Paving LLC to seal-coat**
71 **the parking lot and re-stripe for appropriate Handicapped, golf cart and car**
72 **parking, the cross walks, directional arrows and appropriate signage for the**
73 **safety and concern of residents at a cost not to exceed \$20,000.00, funds for**
74 **these costs are available in the current budget. The Motion was seconded.**
75 Director Hamilton presented the information. Discussion followed. President Argott
76 called the question. **The Motion Carried.**
- 77
- 78 • Approval of Contractor Proposal for the Annual Mulch Application – **Director Huften**
79 **moved after Amendment and discussion that the Federation Board of Directors**
80 **of Kings Point Inc., accept the proposal submitted from Florida Mulch, Inc. (the**
81 **Contractor) to supply and install mulch for the Kings Point Community for the**
82 **Single Application of Pine Bark Mulch at the price of \$37.64 per Cubic Yard or**
83 **\$4.18 per Bag installed, and direct Rick Dowswell, Contract Manager to**
84 **negotiate the contract for the 2017-2018 Annual Mulch Application for Kings**
85 **Point Inc. The Motion was seconded.** Rick Dowswell, of First Service presented
86 the information. Discussion followed. President Argott called the question. **The**
87 **Motion Carried.**
- 88
- 89 • Approval of Request from the President of Dorchester A to Add an Item to the
90 Membership Meeting Agenda – **Director Bardell moved the Federation Board of**
91 **Directors approve the request made by Jim Kulp, President, of Dorchester A**
92 **Condominium Association of Kings Point Inc. to place a motion to terminate the**
93 **Mainscape Lawn and Landscape Contract on the Federation Membership**
94 **Meeting Agenda and that the motion be added to the October 20, 2017**
95 **Federation Meeting Agenda.** The Motion was seconded. Director Bardell

96 presented the information. Discussion followed. President Argott called the question.

97 **The Motion Carried.**

98
99 **Good & Welfare/Announcements:**

- 100 • Several Residents and Board Members spoke on landscape issues in their
101 Associations. *Attorney Appleton stated that it has adequately been documented*
102 *and acknowledged by this Board that there are many deficiencies with the*
103 *landscape that is why President Argott gave her opening remarks.*

104
105 **Adjournment:**

106 The meeting adjourned at 11:26 am.

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108
109
110 *Louise Landry, Administrative Assistant*

DRAFT