

FEDERATION OF KINGS POINT ASSOCIATIONS, INC.

1902 Clubhouse Drive, Suite A - Sun City Center, Florida 33573

Telephone: (813) 633-2083

FEDERATION MEMBERSHIP MEETING

DATE: Friday, October 20, 2017
TIME: 9:30 AM
LOCATION: Kings Point North Clubhouse, Veterans Theater

AGENDA

- I. **Opening**
 - A. Roll Call – Establish a Quorum
 - B. Call Meeting to Order
 - C. Pledge of Allegiance
 - D. Open Forum (*3 minutes*)

- II. **Minutes**

Approve the September 15, 2017 Draft Federation Membership Meeting Minutes

- III. **Reports**
 - A. Lawn and Landscape Service Provider Planning Committee Report
 - B. Standing Election Committee (SEC)
 - C. Manager's Reports
 - D. Treasurer's Report
 - E. President's Report

- IV. **Unfinished Business**
 - A. None

- V. **New Business**
 - A. Approval of the motion from Jim Kulp, President of Dorchester A to terminate the contract between the Federation of Kings Point Associations, Inc. ('Federation') and Mainscape, Inc. ('Contractor) effective March 31, 2018
 - B. Approval of the Florida Mulch, Inc. Contract

- VI. **Good & Welfare Announcements** (*3 minutes each*)

- VII. **Adjournment**

Phones may neither be audible nor used in the meeting room. **Distribution:** Federation Directors, Email to All Association Board of Directors, FirstService Residential and Vesta. Post on North and South Clubhouse Bulletin Boards, Mailroom Bulletin Board, and KPSCC.com (Kings Point Website). **Date:** October 10, 2017

President James A. (Jim) Kulp
Dorchester A Condominium Association
1904 Clubhouse Drive
Sun City Center, FL 33573

September 18, 2017

Board of Directors, c/o Eric Appleton, Esquire and Mary Ann Meeker, Secretary
The Federation of Kings Point, Inc.
1902 Clubhouse Drive, Suite A
Sun City Center, FL 33573

In Reference To My Motion to Terminate the Contract between the Federation and Mainscape:

Dear Secretary Meeker and Federation Board Directors;

As the President of Dorchester A Condominium Association of Kings Point, Inc. (a Member of the Federation of Kings Point, Inc.), I hereby submit a request that the following REVISED Motion be considered at the next Federation Board meeting, for addition to the October 20, 2017 Federation Membership meeting agenda. This Motion will read as follows:

"Consistent with the terms as specified in the Contract between Federation of Kings Point Associations, Inc. ('Federation') and Mainscape, Inc. ('Contractor') March 21, 2014 with Option to Extend June 1, 2014 to March 31, 2019, and as President of a Member Association of the Federation of Kings Point, Inc., I hereby move to terminate the above referenced Contract in accordance with Contract Paragraph 3.9 Termination, complete termination to occur no later than March 31, 2018, therefore denying any and all Options by Mainscape to extend the Current Contract. The Federation will DENY attempts to exercise another Option.

"The Federation will endeavor to protect Associations from unreimbursed charges by the next landscape contractor for work which Mainscape is required to perform by the referenced contract, but which has not been completed." (END OF MOTION, my personal comments follow).

My Revised Request is based upon details of the Report by the current Federation Landscape Committee on September 15, 2017, along with private conversations and personal research. The current Contract is imperfect, including lack of sufficient Penalties, unilateral Options for Extensions, and Annual Increases which should, instead, be tied to the "COLA"! By Revising the Termination Date, the Landscape Committee, with Input from the Kings Point Community, will have sufficient time to evaluate the Scope of Services and Business Issues, to prepare a proper Request for Proposal for ONE or MULTIPLE Contractors, providing for Ongoing Management and Transition, along with adequate time for Legal Counsel to best protect Federation Members from aforementioned charges by the next landscaper and Claims for Damages. The Revision will eliminate unbudgeted "True-Up Charges". Note that the months leading up to the Termination Date are months during the "Desert" Season, when scheduled services are minimal. Although not part of this motion, I request appointment of Non-Board Members to the Landscape Committee for the purpose of creating the "RFP".

Sincerely,



James A. Kulp, president

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SEP 20 2017

BY: 