

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

2 1902 Clubhouse Drive, Suite A

3 Sun City Center, Florida 33573

4 Telephone: (813) 633-2083

5  
6 **FEDERATION MEMBERSHIP MEETING MINUTES**

7  
8 **DATE: Friday, October 20, 2017**

9 **LOCATION: KPNCH Veterans Theater**

10  
11 **Opening:**

- 12 • Roll Call - 96% in attendance with 5,301 units represented. A quorum was established. Also  
13 present was Eric N. Appleton, Esq. of Bush Ross, P.A.  
14
- 15 • Call Meeting to Order - President Argott called the meeting to order at 9:30 a.m. and  
16 announced that the next item on the agenda is Open Forum and looking at the list they  
17 are individuals who wish to speak to the Mainscape Contract. Since our first report today  
18 will be from the Landscape Contract Review Committee as we have done before, we will  
19 ask you to hold your questions until after the report has been given. Questions will be  
20 addressed after the report. Other Agenda items related to the Agenda comments will be  
21 heard at this time. We have one (1) individual who has signed up and it appears that is  
22 an appropriate comment for Good and Welfare as opposed to Open Forum, so I would  
23 ask Mr. Haggerty to hold his statement, he consented.  
24
- 25 • Open Forum: None

26  
27 **Minutes:** The September 19, 2017 Draft Federation Membership Meeting Minutes were approved  
28 with a correction to Line 56; precedent was changed to exception.  
29

30 President Argott stated the Landscape Contract Review Committee will make their presentation first,  
31 then we will reorder the agenda, normally we would go through all the reports, but in deference of  
32 time we will be moving the New Business items up, as we will be doing ballot votes, while the votes  
33 are being counted we will go back to the Reports.  
34

35 **Reports:**

- 36 • Landscape Contract Review Committee – Vice President Joan Chace and scribe of the  
37 Committee presented the information. Discussion followed.  
38 • Standing Election Committee – Director Murphy, Chair of the SEC presented his report.  
39

40 **Managers Reports**

- 41 • Property Management – Rick Dowswell, Regional Director of FirstService Residential presented  
42 his report.  
43 • Recreational Facilities Report – Ginger Anzalone, Vice President of Vesta Services presented  
44 her report.

45 Treasurer's Report - Treasurer Piper presented the second quarter results of the Federation.

46 President's Report - President Argott read her report.  
47

48 **Unfinished Business:** None  
49

50 **New Business:**

- 51 A. Approval of the motion from Jim Kulp, President of Dorchester A to terminate the  
52 contract between the Federation of Kings Point Associations, Inc. ('Federation') and  
53 Mainscape, Inc. ('Contractor) effective March 31, 2018 - **Jim Kulp, President of**

54 Dorchester A moved that Consistent with the terms as specified in Contract  
55 between Federation of Kings Point Associations, Inc. ('Federation') and  
56 Mainscape, Inc. ('Contractor') March 21, 2014 with Option to Extend June 1, 2014  
57 to March 31, 2019, and as President of a Member Association of the Federation of  
58 Kings Point, Inc., I hereby move to terminate the above referenced contract in  
59 accordance with the Contract Paragraph 3.9 Termination, complete termination to  
60 occur no later than March 31, 2018, therefore denying any and all Options by  
61 Mainscape to extend the Current Contract. The Federation will DENY attempts to  
62 exercise another Option. "The Federation will endeavor to protect Associations  
63 from unreimbursed charges by the next landscape contractor for work which  
64 Mainscape is required to perform by the referenced contract, but which has not  
65 been completed." The Motion was Seconded. Jim Kulp presented the information.  
66 Discussion Followed. Ballots were distributed by the CAM's of FirstService. President  
67 Argott went over the Ballot procedures. Attorney Eric N. Appleton announced the  
68 results to Cancel the Landscape Contract. The Motion Passed with 3,064 Votes in  
69 Favor, 58.3% and 63 Associations and 2,192 Votes Against, 41.7% and 39  
70 Associations.

- 71
- 72 • Approval of the Florida Mulch, Inc. Contract – Chuck Huften, President of Idlewood  
73 moved to Approve the Agreement between Florida Mulch Inc. and the Federation  
74 of Kings Point Associations, Inc. for the single application of Mulch at the cost of  
75 \$37.64 per cubic yard or \$4.18 per bag installed, pending legal review. The Motion  
76 was Seconded. Mr. Huften presented the information. Discussion Followed. The  
77 Ballot were distributed. Attorney Eric N. Appleton announced The Motion Passed  
78 with 4,895 Votes in Favor, 96.3% and 94 Yes Associations and 188 Votes Against,  
79 3.7% with 5 No Associations.

80

81 President Argott announced that we had talked about doing a roll call verification of  
82 the votes asked the Membership if they would like to waive that recommendation.  
83 President Argott called the question. The Motion Passed.

84

85 **Good & Welfare/Announcements:**

- 86 • Jim Haggerty, President of the Master Association addressed a rumor that was going around  
87 Kings Point concerning the Master Association and the Yellowstone contract for Landscaping.  
88 Stating that the rumor that Yellowstone won the contract was because Liz Argott's son is the  
89 CFO of Yellowstone is totally false, her son was not even an employee of Yellowstone at any  
90 time during the RFP or contract process.
- 91 • Vince Vincent, Treasurer of Andover I asked how come the Master Association has this big  
92 Landscape Contract and we just voted on the Landscape Contract; are they separate from us or  
93 what? *President Argott stated that yes, it is, two very different operations.*

94

95 **Adjournment:**

96 The meeting adjourned at 11:45 am.

Approved by the Membership November 17, 2017

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100 



Louise Landry, Recording Secretary

Mary Ann Meeker, Corporate Secretary