

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

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Please find attached a copy of the reports from the Federation Board of Directors Meeting that was held on Wednesday, December 6, 2017.



**TO: Federation of Kings Point Associations Board**  
**FROM: FirstService Residential – Rick Dowsell, General Manager**  
**DATE: December 6, 2017**  
**SUBJECT: The FirstService Residential Management Report**

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All Federation Directors presently sitting on this Board are current owners of condominium parcels or single family dwellings in the District they represent within Kings Point. This verification is based on information published in the public records of Hillsborough County on December 1, 2017.

Financial statements and reports continue to be completed and delivered accurately and in a timely manner by the 21<sup>st</sup> of the succeeding month. FirstService Residential provided individual association accounting conferences at the Kings Point FirstService Residential office during the month of November. The association treasurers and presidents that utilized this meeting were provided answers to any questions regarding their financials by Debbie Lauber. Please contact the FirstService Residential office to schedule a conference in December.

FirstService Residential is continuing to mail the 2018 Annual Meeting First Notices for those associations scheduled for early January. Please return the appropriate completed forms as requested. FirstService Residential is also coordinating the 2018-2019 Budget Process. Please work with your community association manager in developing your individual association budget needs. FirstService Residential is assisting the Federation board with distributing to the membership 2018-2019 budget operation facts.

OLM completed a graded inspection on November 25, 26, 27<sup>th</sup>. The full report of OLM along with additional information regarding Work Schedules etc. is available on the KPSCC.com website Landscape page. OLM will have a random inspection on December 20<sup>th</sup>, 2017. OLM's full report will be posted on the KPSCC.com Landscape page.

Darryl Flint, Landscape Contract Manager continues to monitor and work with MainScape Management to get the landscape services back on schedule.

Mulch Installation Information for each association was made available for pick up at the FirstService Residential office. Mulch samples of Pine Bark and Cypress Grade B were also available for viewing at the FirstService Residential office lobby. Thank you for reviewing the information and completing your order and returning your signed mulch order paperwork to the FirstService Residential office by November 27<sup>th</sup>. You will be notified of your installation day in January. If you have any questions contact Darryl Flint at POC@fsresidential.com

Currently, FirstService Residential management is coordinating various projects and contracts with four (4) associations for painting, six (6) associations for roofing, three (3) associations for pavers/driveways/sidewalks and nineteen (19) general maintenance repairs.

FirstService Residential Customer Service Representatives have processed for November 2017:

- 54 Property Transfer Applications YTD 559 compared to 2016 YTD of 491
- 64 Lease Applications YTD 512 compared to 2016 YTD of 497

Please update your Emergency Information with the FirstService Residential office. This information is extremely important whenever emergency assistance is necessary. Your continued assistance in returning this information is greatly appreciated.

Happy Holidays!  
Merry Christmas!  
Happy and Blessed New Year!



**Federation Board of Directors Meeting  
December 6, 2017  
General Manager's Report**

**I. Recreation**

**A. Operations:**

1. **2017-18 Winter Series:** The Winter Series tickets sales have started and shows have been contracted for \$80,500 for the 2017-18 season. Current revenue for 5,661 tickets is \$105,495 thus recovering 131% of the contract cost. The first show is The Four Freshman on December 11, 2017.
2. **Fitness Center and Spa Usage:**
  - a. **Fitness:** Fitness Center usage for November is attached below.

2017- Nov- Fitness												
Nov	KPC H'17	KP' H'16	KP' H'15	KPSC '17	KPSC '16	KPSC '15	2020 '17	2020 '16	2020 '15	Total Nov'17	Total Nov'16	Total Nov'15
Group Exer	1,587	1,415	1,391	586	473	868	2,713	2,742	2,748	4,886	4,630	5,007
Fitness Center				2,356	2,338	2,104	5,140	5,061	5,900	7,496	7,399	8,004
Orientations				8	8	2	32	45	74	40	53	76
<b>Total</b>	<b>1,587</b>	<b>1,415</b>	<b>1,391</b>	<b>2,950</b>	<b>2,819</b>	<b>2,974</b>	<b>7,885</b>	<b>7,848</b>	<b>8,722</b>	<b>12,422</b>	<b>12,082</b>	<b>13,087</b>

  

	Fitness	Group X	Total YTD'17	Total YTD'16	Total YTD'15
Overall YTD Nov'15	52,369	32,983	89,714	90,438	85,352
Overall YTD Nov'16	50,254	40,204			
Overall YTD Nov'17	60,444	29,270			

- b. **Spa:** The Spa performed 641 services in November on 389 clients. Hair services accounted for 285 with pedicures ranking 2<sup>nd</sup> at 145 services. November figures for services and merchandise sales were \$20,456. These services are only 3% up over the same period last November, but are 12.6% ahead of budgeted plan.

3. **Pointer advertising:** There were \$3,037 in ad sales for November with YTD sales at \$19,110.

4. **Guest pass and badge sales:**

2017-18 Sales:	November	YTD '17-18
1-Day Pass	\$2,332	\$17,560
Replacement Badges	\$0	\$340
		<b>Total \$17,900</b>

5. **The Florida Lottery:**

Online Tickets:

November Sales	\$3,191
Total Sales	\$161,614
Total prizes Paid	\$27,072

Scratch Off Tickets:

November Sales	\$17,339
Total Sales	\$435,377
Total prizes paid to date	\$284,162

**II. Operational notables:**

**A. Falcon Watch Project:**

1. *Opened for business October 24*
2. *Operations are underway for both Cyber Caf  and Cyber Space*
3. *Average patrons/day – 55*
4. *Total users to date – 1,800+*

*B. Projects for 2017-18 are underway:*

1. Main Clubhouse:
  - a. Budgeted AC replacements in KPCH have been completed.
  - b. The Main Club women's sauna refurbishment has begun.
  - c. The Pool Boiler room electrical panel installations are in progress.
2. South Club:
  - a. The Palm Court Kitchen Freezer replacement has been installed.
  - b. South Club pool replacement umbrella fabric has been installed.
  - c. South Club indoor pool replacement doors are installed.

**III. Transportation**

*A. Occupancy*

<i>Revenue</i>	<i>Trip Count</i>	<i>Sold/Avail</i>	<i>Occupancy %</i>
\$28,550	8	291/464	63%

**IV. Security**

*A. November data:*

1. *Passes:* Total issued in November: 10,779
2. *Security Patrol:* 2905 miles driven
3. *HCSO report:* 0 activity in November by HCSO

*B. Operations:*

*1. November Stats:*

- a. Total number of incident reports written: 59
- b. Total number of phone calls received: 9,550
- c. Daily avg number of phone calls received: 318
- d. Highest call volume: November 23 459

*2. Notables:*

- a. A resident contacted the front gate to report a couple soliciting storm protection services. Security dispatched an Officer who spotted the couple knocking on residents' doors. The couple was informed of Kings Point "no solicitation rule" and was escorted to the gate's exit lane.
- b. A very frantic resident called the gate to notify Security that they had just received a phone call from a man stating the resident owed them money and the man was going to arrive there shortly to pick up the money. Security called 911 for the resident and was then transferred to the scam division. The scam division Officer explained to Security that this scam had recently begun and many calls had been received from worried and upset senior citizens regarding the scam. Security informed the resident of the scam and dispatched an Officer to their home to perform a patrol of the area and to assure the resident no entry would be allowed without her authorization.