

FEDERATION OF KINGS POINT ASSOCIATIONS, INC.

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Please find attached a copy of the reports from the Federation Membership Meeting that was held on Friday, November 17, 2017

**Lawn and Landscape Contract Planning Committee
Report to Membership at November 17, 2017
regular Federation Membership Meeting**

Madam Chair, I am reporting on behalf of the Federation's Lawn and Landscape Contract Planning Committee my name is Ralph Belcher and I am the Federation Director for District 5. This Committee is comprised of nine Kings Point Unit Owners. There is one member from each of the 9 Districts. Four of these Owners are Federation Board Directors whose terms do not expire in March 2018.

The Committee Members are:

District 1 – Margaret Wilshire

District 2 – Jim Kulp

District 3 – Director Chuck Huften

District 4 – Director Tom Murphy

District 5 – CO-Chair Director Ralph Belcher

District 6 – Chairperson Director Joan Chace

District 7 – Janice Kincaid

District 8 – Steve Harnois and

District 9 – Paul Grossman.

The Bulk Landscape Contract bidding process here in Kings Point involves a complex set of steps and several components outlined as follows:

- A Committee creates a Request for Proposal Document (RFP) with multiple attachments that specifies the Scope of Work to be Performed
- Including a Sample Draft Contract
- A Site Map showing defined community sections
- And other pertinent documents
- The committee also compiles a list of prospective landscape companies that are likely to fulfill our needs
- The Invitation to Bid RFP is then sent to qualified prospective contractors
- Interested Contractors are invited to attend an "Onsite Meeting and Site Inspection". Contractor questions, will be answered and given to ALL CONTRACTORS, irrelevant of who asked the question so everyone has the same information.
- Interested Lawn and Landscape Contractors will send sealed bid proposals, in accordance with the RFP document directions, to our Legal Counsel, Eric Appleton.
- Documents are mailed through an independent courier service such as Federal Express.
- The sealed Bid Proposals are sent directly to the office of Attorney Appleton and kept there in a locked and secure location until the proposals deadline date arrives.

- At a designed time and location, Attorney Appleton, in the presence of the Federation Board of Directors and the Lawn and Landscape Contract Planning Committee, will open and reveal Sealed Bid Proposals.
- The Bid Proposals will be reviewed to narrow the field to bidders to those judged to have the best potential for positive contract results. Site visits to the contractors may be necessary.
- Selected final bidders are identified for recommendation then contract negotiations begin. The resulting contracts with multiple Lawn and Landscape Service providers are put to the Federation Membership for an approval vote.

Our goal is to provide a completely impartial process whereby all involved parties, prospective contractors and members of the Federation are treated equally.

To date, the committee has met at least seven times in three weeks.

The “Critical Dates and Deadlines” are:

- REQUEST FOR PROPOSAL, RFP RELEASED TODAY, NOVEMBER 17, 2017
- ONSITE MEETING & SITE INSPECTION – DEC. 4, 2017

- WRITTEN QUESTIONS FROM BIDDERS DUE – DEC. 8, 2017
- WRITTEN ANSWERS TO BIDDERS' QUESTIONS ISSUED – DECEMBER 14, 2017
- PROPOSAL DEADLINE – JANUARY 4, 2018, 12:00 P.M.

On Monday, November 13th the LLCPC presented a Request for Proposal Recommendation to the Federation Board of Directors at a Special Closed Board Meeting. In that meeting a motion was made to approve the LLCPC's RFP recommendation, release, and timelines. The vote to approve was unanimous.

Federation Attorney Appleton is coordinating this bidding process, and will mail the RFP to over 25 Lawn and Landscape Contractors.

As you can tell, we are making changes to the way we contract for Landscape services by having multiple contractors. This came about through community action and suggestions plus a lot of work from the LLCPC's members.

One significant change has already taken place. On Wednesday, November 15th, you, the Members of the Kings Point Master Association, voted to assume responsibility for all irrigation in Kings Point,

combining both Association and Master Properties. As a result, the RFP's being sent out today DO NOT include irrigation in the Scope of Work to be provided.

So, in conclusion, you as Federation Members and Owners, have made many suggestions which will become part of the Contracts that will be negotiated once the successful bidders are identified. The LLCPC Committee will recommend selected Lawn and Landscape contractors to the Federation Board of Directors who in turn come to YOU the Federation Members who ultimately have the responsibility with your vote to approve or reject those contracts. **So, your homework assignment is** to get the facts, read all the information, squash rumors, communicate, and educate your association members, then vote your association's choice. After all, that's what makes this a 'Bulk' Contract because it's chosen for the community by the community.

Thank-you



KINGS POINT FEDERATION



**KINGS POINT
FEDERATION**

**GREATER SUN CITY
CENTER
BEAUTIFICATION
CORPORATION
BOARD**

**STEVE HARNOIS, PRESIDENT
FAIRBOURNE ASSOCIATION**

TO JOIN

PAUL GROSSMAN, TREASURER

MAPLEWOOD

TO REPRESENT

KINGS POINT





**KINGS POINT
FEDERATION**

➤ **CALL FOR VOLUNTEERS**

➤ **TASK TEAMS**

VOLUNTEERS



➤ **TALK ABOUT YOUR
INTERESTS/SKILLS**

KINGS POINT LIFESTYLE SURVEY

BEGINNING JANUARY 3, 2018

**AVAILABLE ON THE COMPUTER STATIONS IN
CYBERSPACE, LOCATED AT THE CYBER CAFÉ**



**KINGS POINT
FEDERATION**

**ADMINISTRATIVE
SERVICES**

OPT-OUT??

MISUNDERSTANDING?

LACK OF KNOWLEDGE?

FACTS VS. FICTION?

FALSE NARRATION?



**KINGS POINT
FEDERATION**

A BIT OF HISTORY



**WHEN IT ALL BEGAN
1972**

1 VILLA AT A TIME

- ❖ **ANDOVER A, B, C TO E**
- ❖ **VOLUNTEER TEAMS FORMED**
- ❖ **OWNERS WANTED SOME SAY SO
ALONG CAME.....**
 - ✓ **1975 COA**
 - ✓ **1979 PRESIDENT'S COUNCIL**
 - ✓ **1989 FEDERATION**
 - ✓ **2007 LAND TRUST**



**KINGS POINT
FEDERATION**

**WHAT IS THE
FEDERATION?**



- **NOT-FOR PROFIT CORPORATION**
- **PROTECT INVESTMENTS**
- **PROVIDE ASSOCIATION ADMINISTRATIVE SERVICES (FS 617)**
- **PROVIDE SERVICES COMMON TO ALL ASSOCIATIONS**
- **ALL OTHER ISSUES THAT ARISE**



**KINGS POINT
FEDERATION**

**WHO IS THE
FEDERATION?**

IT IS YOU !!!

- > **OWNERS**
- VOLUNTEERS**
- COMMITTEES**
- BOARDS**
- 9 DISTRICTS**
- 9 REPRESENTATIVES**
- > **ANNUAL ELECTIONS**





FEDERATION MEMBERSHIP

**KINGS POINT
FEDERATION**

**WHAT IS A
FEDERATION
MEMBER?**

ASSOCIATION

**APPROVED BY OWNERS TO BECOME A
MEMBER**

**EXECUTED AND RECORD THEIR
AMENDED DOCUMENTS**

APPROVED BY THE BOARD

APPROVED BY THE MEMBERSHIP



**KINGS POINT
FEDERATION**

**OPT-OUT
WHAT DOES IT
MEAN
TO YOU??**

**OUT MEANS
LOSS OF ALL COMMON
SERVICES**

BULK CONTRACTING BENEFITS

HIRE OWN SERVICE PROVIDERS

HIRE OWN PROPERTY MANAGER

NO INPUT

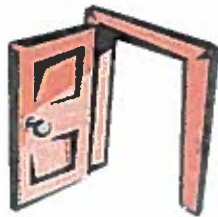
REC FACILITIES

COMMUNITY PLANS



**KINGS POINT
FEDERATION**

OUT MEANS



- **TERMINATE MEMBERSHIP**
END OF FISCAL YEAR (MARCH 31ST)
- **PROCESS**
WRITTEN NOTICE TO FEDERATION
SECRETARY
180 DAYS PRIOR TO FISCAL YEAR END
- PAY ALL ASSESSMENTS: DUES AND FEES**
INCLUDING BUT NOT LIMITED TO
BALANCE OF CURRENT BULK CONTRACTS
TILL END OF TERM
- APPROVED TERMINATION-REVOCATION**
AMENDMENTED DOCUMENTS
LIST OF OWNER VOTES
- NO RETURN OF CAPITAL OR REIMBURSEMENT**



**KINGS POINT
FEDERATION**

**OPT-OUT
WHAT DOES IT
MEAN
TO YOU??**

**LOSS OF ALL ADMINISTRATIVE
SERVICES
LOSS OF BULK PRICING
BENEFITS**

- PROPERTY MANAGEMENT**
- INSURANCE**
- CABLE**
- LANDSCAPE**
- PEST CONTROL**

**LOSS OF INPUT
RECREATIONAL FACILITIES
COMMUNITY PLANNING**



CHANGES

**KINGS POINT
FEDERATION**

**OPT-OUT
WHAT DOES IT
MEAN
FOR THE
COMMUNITY?**

- **COMMUNITY CULTURE**
- **THE COMMUNITY WE CHOSE
FOR OUR RETIREMENT**



KINGS POINT FEDERATION



SEC Report
Federation Membership Meeting
November 17, 2017

The Membership will be voting today on the Bylaw Amendment, changing the length of terms for Directors. The committee has spent several months on this topic and it is now time for the residents to have their voice. A note to remember, there is not a sitting member on the existing board that will benefit from this change. The cycle, if approved, will be completed by the year 2021. As it stands now, we have more than half of the Directors leaving office and the stability of Kings Point is weakened. On a more personal note, although reading the Caring for Kings Point letter, I'd like to provide you with some additional facts. It would be nice to be on the Board with a full working knowledge that would provide consistency in decision making. Remember that this Board is responsible for running Kings Point, which has now become a big business. Each of the 9 Districts has the responsibility to elect a person to be voted into that position to represent your Association. The committee would like to thank all the residents who have asked questions concerning this important issue. I would like to thank all the Associations who ask us to speak to them on this issue. The committee will still answer any questions that come forward until the vote is cast next week.

Standing Election Committee Members:
Director Tom Murphy, Chair
Director Ralph Belcher
Director Chuck Huften