

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

2 1902 Clubhouse Drive, Suite A
3 Sun City Center, Florida 33573
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6 **FEDERATION BOARD OF DIRECTORS MEETING MINUTES**
7

8
9 **DATE: Wednesday, November 8, 2017**

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

11 **LOCATION: KPNCH Card Room**
12

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14 **Roll Call:** President Argott, Vice President Chace, Secretary Meeker, Treasurer Piper,
15 Director Bardell, Director Belcher, Director Hamilton, Director Huften and Director
16 Murphy. A quorum was established.
17

18 **Call to Order:** President Argott called the meeting to order at 9:30 am, and addressed
19 an issue that Dan Page of Andover D brought up at the October Membership Meeting
20 regarding not being contacted for the OLM inspections or for the irrigation inspections.
21 President Argott read the procedures for submitting CSRs and stated that President's or
22 POC's who want to go on the OLM inspections need to send an email to
23 POC@fsresidential.com the Friday before the inspection and there has been no requests
24 or CSR's received from Mr. Page.
25

26 **Open Forum:**

- 27 • Susan Raba, President of Manchester II, spoke about the woodland behind McDaniel
28 Street and that it has been ignored. She has sent CSR's in regarding this and she has
29 not heard anything back regarding her request and they have been closed out. She
30 would like to know why we are paying OLM who has reported this on his reports and
31 nothing is being done. *President Argott informed her that Rick Dowswell would follow
32 up on her request after the meeting.*

33 **Minutes:**

34 The October 11, 2017 Draft Federation Board of Directors Meeting Minutes were
35 approved as distributed.

36 The October 20, 2017 Draft Federation Special Board of Directors Meeting Minutes were
37 approved as distributed.
38

39 **Reports:**

40 • **Management Reports**

41 FirstService Residential - Rick Dowswell, Regional Director gave an update on the
42 Property Management report and answered questions.

43 Vesta Property Services – Ginger Anzalone, Vice President gave an update on the
44 Recreational Facilities Management report and answered questions.
45

- 46 • **Recreational Facilities Quarterly Financial Report** - Dan Armstrong reported on the
47 Financial Position of the Kings Point Sun City Center West Land Trust as of
48 September 30, 2017 and answered questions.

49
50 President Argott announced that she will relinquish her chair to the Vice President Chace
51 who will take over the meeting and she will leave the room during the presentation
52 regarding the Lawn and Landscape Contract.
53

54 • **Committee Reports**

55 a. Lawn and Landscape Contract Committee – Jim Kulp, Resident Member of the
56 Committee gave an update and answered questions.
57

58 Vice President Chace, announced since the report from the Lawn and Landscape
59 Contract is now over, we will ask President Argott to come back into the room and we will
60 turn the Chair back over to her.
61

62 b. Standing Election Committee (SEC) – Director Murphy Chair of the Committee
63 gave an update on the proposed Amendment to the Bylaws.

64 c. Marketing Committee - Eileen Peco, Chair gave an update on the Committee

65 d. Survey Committee Recommendation - Treasurer Piper and Chair of the
66 Committee gave and update.

67 • **Treasurer's Report** - Treasurer Piper reported on the Finance Committee.

68 • **President's Report** – President Argott read her report.
69

70 **Unfinished Business: None**

71
72 **New Business:**

73 President Argott stated that there is a motion that needs to be added to the Agenda
74 today. **Secretary Meeker moved that the Federation Board of Directors add a**
75 **motion to Terminate the Service Agreement that was created for the Development**
76 **of the Life Style Survey. The Motion was seconded.** President Argott called the
77 question. **The Motion Carried.**
78

79 • Approval of the Proposed Life Style Survey and Distribution - **Treasurer Piper moved**
80 **that the Federation Board of Directors approve the proposed Life Style Survey**
81 **and distribution to residents for completion by December 15, 2017. The Motion**
82 **was Seconded.** Treasurer Piper presented the information. There was no
83 discussion. President Argott called the question. **The Motion Carried.**
84

85 • Approval of the Proposed Internal Vesta Evaluation Forms - **Treasurer Piper moved**
86 **that the Federation Board of Directors approve the Kings Point Facilities**
87 **Review Worksheet for distribution through survey Monkey and used by the**
88 **Members of the RFEC and the Federation Board of Directors. The Motion was**
89 **Seconded.** Treasurer Piper presented the information. There was no discussion.
90 President Argott called the question. **The Motion Carried.**
91

92 • Approval of the Proposed 2018-2019 Federation Budget – **Treasurer Piper moved**
93 **that the Federation Board of Directors adopt the proposed 2018-2019**
94 **Federation Budget of \$3.01 per unit per month for a total of \$199,876.00. and**
95 **recommend it to the Membership for their approval at the Federation Special**
96 **Membership Meeting and Annual Association Budget Review Meeting**

97 **scheduled for Friday, November 17, 2017. The Motion was Seconded.** Treasurer
98 Piper presented the budget which was distributed to all Presidents. There was no
99 discussion. President Argott called the question. **The Motion Carried.**

- 100
- 101 • Approval of the Appointment of the Resident Members to the Lawn and Landscape
102 Contract Committee - **Director Hamilton moved that the Federation Board of**
103 **Directors affirm the appointment of Resident Members to the Landscape**
104 **Contract Committee, addressing the Federation Board approved charge,**
105 **including but not limited to, the inclusion of representation of each of the**
106 **Federation District on the Landscape Contract Committee. District I - Resident**
107 **Margaret Wilcher; District II - Resident Jim Kulp; District III - Director Chuck**
108 **Huften; District IV - Director Tom Murphy; District V - Director Ralph Belcher;**
109 **District VI - Vice President Joan Chace; District VII - Resident Janice Kincaid;**
110 **District VIII - Resident Steve Harnois and District IX - Resident Paul Grossman.**
111 **The Motion was Seconded.** Director Hamilton presented the information. Discussion
112 followed. President Argott called the question. **The Motion Carried.**
- 113
- 114 • Terminate the Service Agreement of November 2016 with Dr. Aboulnasar –
115 **Secretary Meeker, moved that the Federation Board of Directors Approve the**
116 **Termination of the Service Agreement between the Federation of Kings Point**
117 **Associations, Inc. and Khaled Aboulnasar for the research and survey services**
118 **for the Life Style Survey. The Motion was Seconded.** Secretary Meeker presented
119 the information. There was no Discussion. President Argott called the question. **The**
120 **Motion Carried.**

121

122 **Good & Welfare/Announcements:**

- 123 • Ralph Belcher, resident of Lancaster II commented on volunteering for committees or
124 board positions and the hard work and time that they put in for these positions
125 especially the Federation Board. He stated there will be five (5) positions open on the
126 Federation Board next year and he hopes that more people want to run for the Board.
- 127 • Preston True, President of Lancaster I, thanked the Board for cleaning up the debris
128 on the golf course behind his Association. *President Argott stated that the cleanup*
129 *was performed by FEMA.*
- 130 • Charles Hassell, President of the COA announced Shredding Day is Thursday,
131 November 16th from 9 am to noon in the pool parking lot. Their next meeting will be
132 December 6th at 2:00 pm in the Banquet Room, we are moving our meetings to the
133 afternoons. Special guest will be the Guadalupe Youth Dancers who will be doing
134 authentic and Native Spanish Christmas dances and we will have pastries from
135 Marino's Bakery.

136

137 **Adjournment:**

138 The meeting adjourned at 11:17 am.

Approved by the Board December 6, 2017

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140 



141
142 Louise Landry, Administrative Assistant

Mary Ann Meeker, Corporate Secretary