

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, January 10, 2018**

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

11 **LOCATION: KPNCH Card Room**  
12

13  
14 **Roll Call:** President Argott, Vice President Chace, Secretary Meeker, Treasurer Piper,  
15 Director Bardell, Director Belcher, Director Hamilton and Director Murphy. Absent:  
16 Director Huften. A quorum was established.  
17

18 **Call to Order:** President Argott called the meeting to order at 9:30 am  
19

20 **Open Forum:** President Argott went over the rules for the Board Meeting and stated  
21 Open Forum is for agenda items. Residents who signed up for other topics will have a  
22 chance to speak at Good and Welfare/Announcements as their comments are not on the  
23 agenda.  
24

- 25 • Mary Trevouledes, Resident of Idlewood, talked about Mainscape and asked if they  
26 were going to have an audit.  
27

28 **Minutes:**

29 The December 6, 2017 Draft Federation Board of Directors Meeting Minutes were  
30 approved with a correction to line 16 change Hamilton to Connolly.  
31

32 **Reports:**

33 • **Management Reports**

34 FirstService Residential - Rick Dowswell, Regional Director gave an update on the  
35 Property Management report that was previously distributed.

36 Vesta Property Services – Ginger Anzalone, Vice President gave an update to her  
37 report that was previously distributed.

- 38 • **Treasurer's Report** - Treasurer Piper presented the Federation's third quarter report.

- 39 • **President's Report** - President Argott presented her report.  
40

41 **Committee Reports**

- 42 • Strategic Planning Committee Recommendation - Eileen Peco, Chair of the  
43 Committee presented the report.

- 44 • Communication Committee - Director Murphy and Treasurer Piper co-chairs  
45 presented the updated information from Spectrum regarding the Contract.

- 46 • Community Survey Committee – Treasurer Piper, Chair of the Committee presented  
47 the information.

- 48 • Insurance Committee – Secretary Meeker reminded everyone of the Flood insurance  
49 workshop that is scheduled for tomorrow January 11, 2018 from 10 am to 12 noon in  
50 the Veterans Theater.
- 51 • Standing Election Committee (SEC) – Director Murphy, Chair of the Committee  
52 presented the information.
- 53 • Recreational Facilities Executive Committee (RFEC) Recommendation – Terry  
54 Blankenship, Resident Member of the committee presented the report.  
55

56 President Argott announced that the Landscape Contract Committee will present their  
57 information and she will leave the room during the discussion and turned the meeting  
58 over to Vice President Chace.  
59

- 60 • Landscape Contract Committee Recommendation – Committee Resident  
61 Representatives Jim Kulp, District II and Janice Kincaid, District VII presented the  
62 information.  
63

64 **Unfinished Business: None**

65  
66 **New Business:**

- 67 • Approval of the Landscape Contract Committee's Recommendation for the  
68 Contractors for the Landscape Contract - **Director Bardell moved that the**  
69 **Federation Board of Directors accept the unanimous recommendation of the**  
70 **Lawn and Landscape Contract Committee as presented today, January 10,**  
71 **2018. As part of this motion, I move to direct the Federation's legal counsel to**  
72 **immediately prepare three (3) contracts for the consideration of the**  
73 **Federation's membership that are consistent with the committee's**  
74 **recommendation and applicable bids. Those three (3) contracts shall be**  
75 **finalized by the Federation's legal counsel as soon as possible, and they shall**  
76 **be signed by the recommended candidates before presentation to the**  
77 **Federation member associations for approval at a Special Membership Meeting**  
78 **on February 5, 2018.** The Motion was Seconded. Discussion Followed. Vice  
79 President Chace called the question. **The Motion Carried.**  
80

81 Vice President Chace turned the meeting back over to President Argott.  
82

- 83 • Affirm the Extended charge for the Marketing Committee - **Treasurer Piper moved**  
84 **that the Federation Board of Directors postpone indefinitely the motion to affirm**  
85 **an extended charge to the Marketing Committee to address internal**  
86 **communications and public relations task for Kings Point.** The Motion was  
87 **Seconded.** Treasurer Piper presented the information. President Argott called the  
88 question. **The Motion Carried.**  
89
- 90 • Approve the Recommendation from the Strategic Planning Committee for the  
91 Development of the Kings Point Long Range Strategic Community Plan -  
92 **Secretary Meeker moved the Federation Board of Directors approve the request**  
93 **of the Strategic Planning Committee to have the current Federation Committees**  
94 **work with the Strategic Planning Committee and other professionals as needed,**  
95 **in developing the Kings Point Long Range Strategic Community Plan.** - The

96 **Motion was Seconded.** Secretary Meeker presented the information. Discussion  
97 Followed. **Treasurer Piper moved that we table this Motion.** The Motion to Table  
98 was **Seconded.** President Argott called the question to table the motion. The  
99 **Motion Carried.**

- 100
- 101 • **Approval of the RFEC's Recommended Changes to the Committee Structure**  
102 **and Charge – Director Hamilton moved that the Federation Board of Directors**  
103 **approve the recommended changes to the Charge and Scope of the**  
104 **Recreational Facilities Executive Committee (RFEC) that will provide three (3)**  
105 **year terms, not to exceed two (2) consecutive terms to enhance the efficiency**  
106 **and consistency of operation of the RFEC to meet the current and future scope**  
107 **of the committee through staggered terms and modification of responsibilities.**  
108 **The Motion was Seconded.** Director Hamilton presented the information.  
109 Discussion Followed. President Argott asked for a roll call vote. Director Murphy, NO;  
110 Director Hamilton, YES; Director Belcher, NO; Director Bardell, YES; Treasurer Piper,  
111 NO; Secretary Meeker, YES; and Vice President Chace, NO. **There were four (4)**  
112 **NO votes and three (3) YES votes. The Motion Failed.**

113

114 **Good & Welfare/Announcements:**

- 115 • Ron Zellens, Resident of Devonshire, thanked the Board for their hard work and long  
116 hours, and asked them to look at the 2018/2019 budget again so it does not exceed  
117 the 2% Social Security Increase. *Director Bardell stated this Board does not have*  
118 *control over most of the budget line items. President Argott stated, when you look at*  
119 *the piece of the budget we have control of, it was less than 2% increase except for the*  
120 *Lawn and Landscape which was a projection.*
- 121 • Noreen Ricketts, Treasurer of Gloucester E talked about the \$9.33 savings, Land  
122 Trust Agreement and the Terms of the Loan, and is formally requesting a copy of the  
123 Refinance Agreement, so she can review it and get a better understanding. *President*  
124 *Argott stated that all of this information was clarified at several Board Meetings when*  
125 *we discussed refinancing the loan.* Discussion followed on the Capital Reserve  
126 Account.
- 127 • Iris Arroyo, Fairfield G, asked what the protocol was for the badges and stickers on  
128 the card when people move out or are deceased. *President Argott stated that this is*  
129 *an issue that needs to be addressed and we will work on it and get back to all of you.*
- 130 • Charles Hassell, President of the COA announced the following meetings; February  
131 7<sup>th</sup> at 2:00 pm in the Waterside Room the next COA meeting will be to address your  
132 complaints, suggestions and issues, etc and who should you address them to we will  
133 have representatives from FirstService Property Management, Vesta, Master  
134 Association, Federation, KPW, and the COA. The Wine & Cheese Gala will be held  
135 February 10<sup>th</sup> from 1:00 to 3:00 pm, tickets are \$6.00 and are available at the COA  
136 Office. Tuesday, January 23<sup>rd</sup> Governor Scott will be at the Community Hall at 10am  
137 and will be awarding the Florida Veterans Service Award, information on nominating a  
138 veteran was emailed to the Presidents, the forms can also be obtained at the COA  
139 office. March the 7<sup>th</sup> at 2:00 pm in the Waterside Room we will have meet the  
140 Federation candidates.
- 141 • Vice President Chace, stated that the Lawn and Landscape information that was  
142 presented today will be attached to the minutes.

- 143 • Steve Maguire, President of the Master Association, stated they had no problems with  
144 Vesta as was stated earlier and mentioned some issues with the website, etc., and  
145 reminded everyone that the Master Association is having a briefing meeting today at  
146 1:30 pm in the Waterside room to bring everyone up to date.  
147 • Tom Ricketts, resident of Gloucester E spoke about volunteers for the committees  
148 and asked how do people get on the committee. *President Argott stated the forms*  
149 *are online at kpscc.com on the Federation Tab or in the magazine rack in the lobby at*  
150 *FirstService.*

151

152 **Adjournment:**

153 The meeting adjourned at 12:10 pm.

Approved by the Board February 7, 2018

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156

157 Louise Landry, Administrative Assistant

Mary Ann Meeker, Corporate Secretary