

KINGS POINT WEST RECREATIONAL FACILITIES RULES ASSOCIATION, INC.

(A Not-for-Profit Corporation of the State of Florida)

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SUBJECT: Minutes of the Board of Directors Meeting

DATE: Tuesday, December 8, 2009

TIME: 1:00 P.M.

PLACE: Federation Conference Room

PRESENT: Forrest Davis, President, Robert Sitzer, Vice President, Alice Gallagher, Secretary, Gloria Wells, Resident

1. **Pledge to the Flag** – The Pledge of Allegiance was lead by President Davis.
2. **Roll Call/Meeting Called to Order** – The roll call was conducted by Secretary Gallagher and a quorum established with all three Officers present. President Davis called the meeting to order at 1:00 p.m.
3. **Minutes – Motion to waive the reading of the Minutes of the September 9, 2009 Board of Directors Meeting and to accept them as presented was made by Vice President Sitzer, seconded by President Davis. The motion passed unanimously.**

Motion to waive the reading of the Minutes of the October 16, 2009 Membership Meeting and to accept them as presented was made by Vice President Sitzer, seconded by President Davis. The motion passed unanimously.

A review of recommended changes made to the Minutes of the November 25, 2009 Workshop meeting was conducted. **A motion made by Vice President Sitzer, seconded by President Davis, to accept the Minutes with the recommended changes passed unanimously.**

4. **Finalize and Approval of Workshop Findings pertaining to the October 28, 2009 Meeting with KPM –**

AC-1 , Section II, L – Lines 81-83 - Vice President Sitzer read an e-mail dated 12/3/09 from Ginger Anzalone requesting clarification of whether the use of the word “classes” in the rule means that CA members can now attend KP classes. Secretary Gallagher read a response to this concern dated December 4, 2009 to the Rules Assn. officers stating that the only change to the original rule was the addition of the words “... ‘should try to maintain’ a membership of 75% Kings Point residents” which was made to protect the smaller groups. The word “classes” has been part of this rule for many years and the original rule remains intact. Classes have been and remain limited to Kings Point residents only. **Motion made by Vice President Sitzer, seconded by President Davis to accept the response to KPM as set forth above passed unanimously.** (Copy of both e-mails is attached.)

AC-1, Section II, O – Line 90 – Vice President Sitzer read an e-mail dated December 3, 2009 from Ginger Anzalone requesting clarification on signage approval and if Secretary Gallagher, acting on behalf of the Trust, will now be approving all postings and signage developed by the management company. Secretary Gallagher read a response to this concern dated December 4, 2009 to the Rules Assn. officers stating that signage which is clearly set forth in the AC-1 documents and which fall under the domain of the KPWRFRA must be approved by the Officers of the KPWRFRA. Signage which reflect clubhouse activities fall under “Operations” of the management company. **A motion made**

by Vice President Sitzer to accept the response as presented was seconded by President Davis. Discussion on the motion included the wording "KPM" be changed to "management company". It was agreed that the KPWFRA will approve permanent signs and those which clearly refer to and are identified with our documents. Temporary postings will not require approval. **The motion passed unanimously with the recommended changes.** (Copy of both e-mails is attached.)

5. **Miscellaneous – A motion by Vice President Sitzer, seconded by Secretary Gallagher to have the Minutes of the September 9, 2009 Board of Directors meeting and the October 16, 2009 Membership meeting placed on the kpscc website passed unanimously.** Copies of these Minutes will be placed in the Presidents' boxes.
6. **Good & Welfare –** Resident Gloria Wells expressed her concerns in the areas of the 75/25 rule and expressed her pleasure with the clarification provided that the Kings Point classes are limited to our residents.

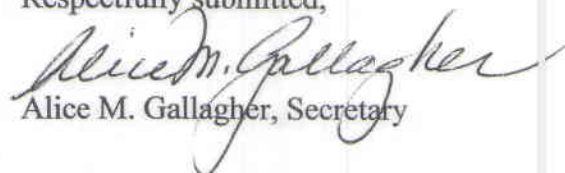
Mrs. Wells stated that she is a long-term resident and is concerned with security and the number of people allowed through the gate to our facilities. She requested clarification on the word "neighborhood" used in our documents and was advised that this included residents of Freedom Plaza, Aston Gardens, the Aston Courtyards and The Towers only. Discussion took place on the development of badges for those facilities who do not have badges, what these residents contribute to Kings Point, i.e., support of our shows and clubs. Security issues were also discussed.

Mrs. Wells expressed concern with the issuance and abuse of the individual family one year guest passes. She also presented a case of a person who was issued a Caregiver badge who has stated that because she has a picture badge, she can come in and out of the gate and use our facilities at any time. Vice President Sitzer stated the rules are clear as to the responsibilities of those issued caregiver badges and this is an unlawful use of the badge. He explained that the badge has a stripe for identification and an expiration date and it is the responsibility of the guards to ensure that the badge is valid and the caregiver is accompanying the resident and performing according to the rules.

Mrs. Wells thanked the members of the Rules Association for addressing her concerns and for their ongoing efforts on behalf of Kings Point.

There being no further business, the meeting adjourned at 2:35 p.m. **Motion by Vice President Sitzer, seconded by President Davis.**

Respectfully submitted,


Alice M. Gallagher, Secretary