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Sent: Wednesday, April 1, 2020 3:45 PM
To: Shawna Deiulio <Shawna.Delulio@fsresidential.com>
Subject: Master Association Update

April 1st, 2020

Good afternoon.

During these incredibly challenging times, we know that our membership, board members and residents depend on us to ensure the effective and continued operation of our community. As such we wanted to take a moment to give you all an update on some of the exciting and important projects that we are working on, on your behalf.

Please take a moment to review the attached letter from the entire Master Board. If you have any issues opening the attachment, the letter can also be viewed by [clicking here](#).

We sincerely appreciate your support as we face this continuously evolving situation and encourage you to share your input and ideas with us. Comments or suggestions can be sent to feedback@kpmaster.com.

We will continue to update you as needed. In the meantime, stay safe and remember this too shall pass.

Thank you and keep practicing safety.

On Behalf of the SSCW Master Association Board of Directors

Shawna Deiulio
Director of Operations and Communication
SCCW Master Association

SCROLL DOWN TO VIEW LETTER FROM MASTER BOARD....



April 1st, 2020

To All Residents of Kings Point
RE: FSR CONTRACT AND KP REORGANIZATION

We hope everyone is staying safe and healthy during these difficult times. Like everyone else, we are observing the “social distance” guidelines. With that said, the Master Board continues to oversee the important functions needed to keep the Kings Point community infrastructure functioning.

Following are some of the projects we are currently working on.

FirstService Property Management Agreement with the Master

As most of you are aware the Federation Membership is voting on an addendum for a six-month extension, and a few other provisions, to the current FirstService Residential property management agreement with the Federation. The results of that vote will be known on Friday, April 3rd. This addendum was recommended by a committee of Federation Member Presidents meeting with FirstService, the Federation attorney, and the Federation Board Contract Committee. It was agreed by all parties that the task of attempting to create and finish a new all-important management agreement was not going to happen by the end of March.

Separately, FirstService has sent a new proposed property management contract written by FirstService to the Master Association. The current Master Association agreement with FirstService also expired March 31, 2020. The Master feels it is of utmost importance that both new contracts work together for the benefit of all the Kings Point Associations.

Therefore, we also sent a letter to FirstService to extend the existing Master management contract so the work of negotiating both new contracts can be done in concert. We have received verbal agreement and are awaiting an addendum from FirstService. Once this agreement is received and agreed to, the Master will work with the Presidents Contract Team and Committee of the Whole to draft a new contract. We look forward to this opportunity to bring Kings Point together in this important initiative.

Kings Point Reorganization Discussions

While we have not said much recently regarding our Kings Point Reorganization Project, we are moving forward with this important initiative for the Community. We are developing a Reorganization Project Plan



with a group of volunteer Presidents that form the initial Kings Point Reorganization Committee sponsored by the Master Association.

As the overall Kings Point Reorganization Project Plan is developed the Master will be reaching out to Kings Point Presidents and other Owners for input to the various aspects of this critical project. We want and need the input of the entire Kings Point Community, and are hopeful that the Federation Board, Kings Point COA and others will play an active role with us in creating the future of Kings Point.

Master Association Insurance

The Master Board is actively working with our insurance agent, Mack, Mack & Waltz, finalizing our insurance policies for the coming year. As with the recently presented Federation Insurance policies, we are faced with an increase this year. The Master Insurance increase is approximately 5½% and we have the funds in the current budget to cover this expected increase. More information will be provided as the policies are finalized.

Master Irrigation

The Master continues to work on irrigation procedures. In our board meeting on March 18, the Master Board approved a contract to retain the services of Chris Johnson as our Irrigation Coordinator. We look forward to continuing our work with Chris to manage our irrigation services. We are also reviewing our procedures and will be reaching out to a group of interested Presidents to provide input to the irrigation process.

The Master Board will be sending regular updates as projects evolve. In the meantime we urge all residents to observe the latest recommendations from the government, and Kings Point specific guidelines from Vesta and ClubLink regarding staying at home and refraining from social gatherings at this time. Thank you and STAY SAFE.

SCCW Master Association Board of Directors

Steve Maguire

Forrest Davis

Les Raba

Jim Agiro

James Haggerty