



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

Board of Directors Board Meeting 7:00 p.m.

Tuesday, January 22, 2019

Mike Sesan Called Executive Session to Order at 6:35 p.m. to discuss a Covenant Appeal.
Present: Mike Sesan, Karl Phillips, Daryl Kidd, Michael Altman, David Kirkland, Lisa Neff, Joanne Weaver, Danielle Henderson and Morgan Johnson

Mike Sesan Called Board Meeting to Order Mike Sesan at 7:02 p.m.

Approval of Minutes

- Daryl Kidd made a Motion to approve the following minutes as written: December 11, 2018 Planning Session and Executive Session; and January 8, 2019 Planning Session and Executive Session. **Approved 5 – 0.**

Treasurer Report

- Karl Phillips reviewed the attached Financial Update reports for November and December 2018.
- Karl Phillips made a Motion to approve November Capital Reserve Expenditures in the amount of \$3,300 for repairs to pedestrian bridges. **Approved 5 – 0.**
- Karl Phillips made a Motion to approve December Capital Reserve Expenditures in the amount of \$3,374.70 for a new treadmill. **Approved 5 – 0.**
- Karl Phillips made a Motion to approve the November write-off in the amount of \$15,380.54 as recommended. **Approved 5 – 0.**
- Karl Phillips made a Motion to approve the December write-off in the amount of \$8,982.17. **Approved 5 – 0.**

Property Management Update

- Lisa Neff presented the attached Property Managers Report.
- Joanne Weaver & Danielle Henderson presented the attached Covenant Enforcement Report.
- Morgan Johnson presented the attached Activities and Sports Report.

Committee Reports

- No Reports Provided

Open Forum

Old Business

- Tennis Court Lights – Mike Sesan moved contract discussion to Executive Session

Approved 2/12/19

New Business

- Motion made by David Kirkland to modify the Clubhouse Rules and Regulations as attached. **Approved 5 – 0.**
- Motion made by David Kirkland to approve the 2019 pool management contract with Nautix as presented. **Approved 5 – 0.**

Adjournment to Executive Session at 7:35 pm.

The meeting was adjourned at 9:30 pm.



Legacy Park Community Association, Inc.
A Georgia Nonprofit Corporation

Board of Directors Regular Meeting 7:00 p.m. Tuesday, January 22, 2019

Agenda

Call to Order – Mike Sesan

Approval of Meeting Minutes – Daryl Kidd

- a. December 11, 2018 – Planning Session
- b. December 11, 2018 – Executive Session
- c. January 8, 2019 – Planning Session
- d. January 8, 2019 – Executive Session

Treasurer Report – Karl Phillips

- a. November & December Financial Updates
- b. Capital Expenditure Approval
- c. Adjustment Report

Property Management Update

- a. Management Report
- b. Covenant Enforcement Report
- c. Activities Report
- d. Sport Report

Committee Reports

Open Forum

Old Business

- a. Tennis Court Lights

New Business

- a. Change to Clubhouse Rental Agreement
- b. 2019 Pool Contract

Adjournment to Executive Session

- a. Appeals

FINANCIAL UPDATE

November 30, 2018

SunTrust Checking	\$74,787.75
PayPal Account	\$8,836.79
Suntrust Money Market	\$11,091.74
N GA Bank Money Market	\$249,374.30
Chase Savings Account	\$84,043.38
Chase Checking Account	\$1,000.00
Wells Fargo Savings	\$147,946.15
Total Operating Accounts:	\$577,080.11

Fifth Third Bank Savings	\$205,469.27
Fifth Third Bank Checking	\$58.63
Fifth Third Bank Securities	\$554,574.98
Total Reserve Accounts:	\$760,102.88

Suntrust Boy Scouts	\$16,251.41
Suntrust Swim Team	\$4,862.12
Suntrust Tennis Team	\$4,661.83
Suntrust Active Adults	\$5,243.40
Total Committee Accounts:	\$31,018.76

Actual Cash on Hand 11/30/18 **\$1,368,201.75**

Total Assets: **\$1,368,201.75**

	11/01 - 11/30 <u>Actual</u>	11/01 - 11/30 <u>Budget</u>	01/01 - 11/30 <u>Actual</u>	Year-To-Date <u>Budget</u>
Operating Income/Expense:				
Total Income	\$20,291.88	\$19,540.00	\$1,261,564.19	\$1,131,005.00
Carry Forward Income	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$104,010.63	\$92,862.01	\$1,193,666.34	\$1,226,300.99
Net Operating Income/(Loss)	(\$83,718.75)	(\$73,322.01)	\$67,897.85	(\$95,295.99)

Capital Reserve Expenses:				
Total Capital Expenses	\$3,300.00	\$0.00	\$47,563.28	\$118,300.00
Capital Expense Not Reserve	\$0.00	\$0.00	\$46,806.00	\$0.00
Total Capital Expenses	\$3,300.00	\$0.00	\$94,369.28	\$118,300.00

Overall Net Income/Loss **(\$87,018.75)** **(\$73,322.01)** **(\$26,471.43)** **(\$213,595.99)**

Transferred from Reserves **(\$44,263.28)**
 Remainder to be Transferred **\$3,300.00**

Assessment Delinquencies:	2018	2018 Current Portion	2017	2017 Current Portion
Legacy Park				
assessments	\$ 64,325.81	\$ 22,050.38	\$ 77,024.80	\$ 24,402.90
interest & late fees	\$ 40,238.61	\$ 4,504.17	\$ 50,420.05	\$ 6,365.12
attorneys fees	\$ 60,345.67	\$ 13,644.47	\$ 69,940.56	\$ 18,201.38
violation fines	\$ 190,419.80	\$ 99,756.80	\$ 157,770.65	\$ 81,703.50
admin.fees	\$ 5,309.15	\$ 1,765.00	\$ 520.00	\$ 260.00
lease fees	\$ 2,390.00	\$ 2,390.00	\$ 1,600.00	\$ 1,400.00
initiation fees	\$ 650.00	\$ 650.00	\$ -	\$ -
<i>sub-total</i>	\$ 363,679.04	\$ 144,760.82	\$ 357,276.06	\$ 132,332.90
Northgate				
assessments	\$ 15,119.80	\$ 6,854.25	\$ 20,840.64	\$ 6,479.39
interest & late fees	\$ 16,999.65	\$ 1,895.23	\$ 19,699.52	\$ 1,190.18
attorneys fees	\$ 15,854.28	\$ 3,051.06	\$ 20,402.18	\$ 5,420.02
violation fines	\$ -	\$ -		
admin.fees	\$ -	\$ -	\$ -	\$ -
lease fees	\$ -	\$ -	\$ -	\$ -
initiation fees	\$ -	\$ -	\$ -	\$ -
	\$ 47,973.73	\$ 11,800.54	\$ 60,942.34	\$ 13,089.59
Totals				
assessments	\$ 79,445.61	\$ 28,904.63	\$ 97,865.44	\$ 30,882.29
interest & late fees	\$ 57,238.26	\$ 6,399.40	\$ 70,119.57	\$ 7,555.30
attorneys fees	\$ 76,199.95	\$ 16,695.53	\$ 90,342.74	\$ 23,621.40
violation fines	\$ 190,419.80	\$ 99,756.80	\$ 157,770.65	\$ 81,703.50
admin.fees	\$ 5,309.15	\$ 1,765.00	\$ 520.00	\$ 260.00
lease fees	\$ 2,390.00	\$ 2,390.00	\$ 1,600.00	\$ 1,400.00
initiation fees	\$ 650.00	\$ 650.00	\$ -	\$ -
<i>Total of both communities</i>	\$ 411,652.77	\$ 156,561.36	\$ 418,218.40	\$ 145,422.49
Assessment delinquencies as a percentage of budgeted income	6.57%	2.39%	8.29%	2.62%

FINANCIAL UPDATE

December 31, 2018

SunTrust Checking	\$137,893.72
PayPal Account	\$35,760.22
Suntrust Money Market	\$61,092.49
N GA Bank Money Market	\$249,399.71
Chase Savings Account	\$84,046.22
Chase Checking Account	\$905.00
Wells Fargo Savings	\$147,958.71
Total Operating Accounts:	\$717,056.07

Fifth Third Bank Savings	\$205,495.43
Fifth Third Bank Checking	\$85,428.63
Fifth Third Bank Securities	\$555,362.37
Total Reserve Accounts:	\$846,286.43

Suntrust Boy Scouts	\$12,031.11
Suntrust Swim Team	\$4,850.12
Suntrust Tennis Team	\$4,451.87
Suntrust Active Adults	\$2,447.02
Total Committee Accounts:	\$23,780.12

Actual Cash on Hand 12/31/18 \$1,587,122.62

Total Assets: **\$1,587,122.62**

	12/01 - 12/31 <u>Actual</u>	12/01 - 12/31 <u>Budget</u>	01/01 - 12/31 <u>Actual</u>	Year-To-Date <u>Budget</u>
Operating Income/Expense:				
Total Income	\$243,292.26	\$311,225.00	\$1,504,856.45	\$1,442,230.00
Carry Forward Income	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$111,023.39	\$100,599.01	\$1,304,689.73	\$1,445,160.00
Net Operating Income/(Loss)	\$132,268.87	\$210,625.99	\$200,166.72	(\$2,930.00)

Capital Reserve Expenses:				
Total Capital Expenses	\$3,374.70	\$0.00	\$50,937.98	\$118,300.00
Capital Expense Not Reserve	\$0.00	\$0.00	\$46,806.00	\$0.00
Total Capital Expenses	\$3,374.70	\$0.00	\$97,743.98	\$118,300.00

Overall Net Income/Loss **\$128,894.17** **\$210,625.99** **\$102,422.74** **(\$121,230.00)**

Transferred from Reserves **(\$50,937.98)**

Remainder to be Transferred **\$0.00**

Assessment Delinquencies:	2018	2018 Current Portion	2017	2017 Current Portion
Legacy Park				
assessments	\$ 59,453.12	\$ 21,577.38	\$ 70,832.95	\$ 21,244.80
interest & late fees	\$ 39,928.90	\$ 4,227.38	\$ 47,416.03	\$ 3,599.60
attorneys fees	\$ 60,238.88	\$ 14,278.85	\$ 65,797.80	\$ 17,352.26
violation fines	\$ 184,561.80	\$ 91,673.80	\$ 168,350.65	\$ 92,518.50
admin.fees	\$ 5,949.15	\$ 2,405.00	\$ 500.00	\$ 250.00
lease fees	\$ 1,405.00	\$ 1,405.00	\$ 1,400.00	\$ 1,200.00
initiation fees	\$ 650.00	\$ 650.00	\$ -	\$ -
<i>sub-total</i>	\$ 352,186.85	\$ 136,217.41	\$ 354,297.43	\$ 136,165.16
Northgate				
assessments	\$ 13,640.79	\$ 5,875.24	\$ 20,160.89	\$ 6,105.21
interest & late fees	\$ 16,850.46	\$ 1,679.20	\$ 19,741.85	\$ 1,564.01
attorneys fees	\$ 16,979.51	\$ 4,796.36	\$ 19,841.33	\$ 5,196.02
violation fines	\$ -	\$ -		
admin.fees	\$ -	\$ -	\$ -	\$ -
lease fees	\$ -	\$ -	\$ -	\$ -
initiation fees	\$ -	\$ -	\$ -	\$ -
	\$ 47,470.76	\$ 12,350.80	\$ 59,744.07	\$ 12,865.24
Totals				
assessments	\$ 73,093.91	\$ 27,452.62	\$ 90,993.84	\$ 27,350.01
interest & late fees	\$ 56,779.36	\$ 5,906.58	\$ 67,157.88	\$ 5,163.61
attorneys fees	\$ 77,218.39	\$ 19,075.21	\$ 85,639.13	\$ 22,548.28
violation fines	\$ 184,561.80	\$ 91,673.80	\$ 168,350.65	\$ 92,518.50
admin.fees	\$ 5,949.15	\$ 2,405.00	\$ 500.00	\$ 250.00
lease fees	\$ 1,405.00	\$ 1,405.00	\$ 1,400.00	\$ 1,200.00
initiation fees	\$ 650.00	\$ 650.00	\$ -	\$ -
<i>Total of both communities</i>	\$ 399,657.61	\$ 148,568.21	\$ 414,041.50	\$ 149,030.40
Assessment delinquencies as a percentage of budgeted income	6.05%	2.27%	7.71%	2.32%

Acc#	MONTH BUDGETED	DATE CHECK ISSUED	DATE APPROVED BY BOARD	PROJECT	BUDGET	ACTUAL	VENDOR
726	Amphitheater						
	February			Painting	\$2,000.00		
					\$2,000.00	\$0.00	
730	Basketball						
	January			Rim Replacement	\$1,000.00		
					\$1,000.00	\$0.00	
732	Common Area						
	February			Camera & Access Control Replacement	\$13,000.00		
	March			Palisades Fountain	\$3,000.00		
	April			Belltower Paint	\$3,000.00		
		8/28/2018	09/25/18	Pedestrian Bridges		\$2,230.00	Recreation Station
		9/18/2018	10/23/18	Pedestrian Bridges		\$3,480.00	Recreation Station
		10/9/2018	11/27/18	Pedestrian Bridges		\$3,500.00	Recreation Station
		10/9/2018	11/27/18	Pedestrian Bridges		\$4,275.00	Recreation Station
		10/9/2018	11/27/18	Pedestrian Bridges		\$4,880.00	Recreation Station
		11/20/2018	01/22/19	Pedestrian Bridges		\$3,300.00	Recreation Station
					\$19,000.00	\$21,665.00	
734	Clubhouse						
	January			Fitness Equipment, if needed	\$4,000.00		
		12/20/18	01/22/19	Treadmill		\$3,374.70	Innovative Fitness
					\$4,000.00	\$3,374.70	
737	General						
	February	09/11/18	10/23/18	Golf Cart, if needed	\$8,000.00	\$4,000.00	Cherokee Golf Carts
					\$8,000.00	\$4,000.00	
752	Playground/Parks						
				Re-stain equipment			
	February			Annandale Stain	\$2,600.00		
	February			Gramercy Stain	\$2,650.00		
	March			Highcroft Stain	\$1,600.00		
	March	08/28/18	09/25/18	Kentmere Stain	\$1,200.00	\$1,100.00	Recreation Station
	March			Lullwater 1 Stain	\$1,250.00		
	April			Lullwater 2 Stain	\$2,000.00		
	April			Madison Stain	\$1,400.00		
				Olmsted Stain			
	April	05/08/18	06/26/18	Palisades Stain	\$1,200.00	\$635.00	Recreation Station
				Revere Stain			
	April			Tennis Court Stain	\$1,200.00		
	May	09/18/18	10/23/18	Winterthur Stain	\$750.00	\$850.00	Recreation Station
				Replace Equipment			
	June			Annandale			
				Gramercy	\$12,000.00		
				Highcroft			
				Kentmere			
				Lullwater 1			
				Lullwater 2			
	June			Madison	\$11,450.00		
				Olmsted			
				Palisades			
				Revere			
				Tennis Court			
				Winterthur			
					\$39,300.00	\$2,585.00	
756	Pool						
	March	05/22/18	06/26/18	Lullwater Pool Bathroom	\$6,000.00	\$6,000.00	A & G Remodeling
		05/30/18	06/26/18			\$470.28	A & G Remodeling
					\$6,000.00	\$6,470.28	
758	Tennis Courts						
	April	06/26/18	07/26/18	Recoat Courts 1, 10, 11	\$16,000.00	\$12,843.00	Signature Tennis Courts
	May			Light Replacement	\$23,000.00		
					\$39,000.00	\$12,843.00	
TOTAL CAPITAL ITEMS FROM RESERVES					\$118,300.00	\$50,937.98	
Capital Items Not from Reserves							
747	Landscape						
		07/26/18	08/28/18	Main Entrance Landscape		\$7,855.00	Hutcheson
		07/26/18	08/28/18	LP Circle Tree Cleanup		\$24,500.00	Treequote
		08/14/18	09/25/18	New Irrigation BTW Lullwater & Madison		\$3,500.00	Metro Irrigation
		09/11/18	10/23/18	LP Circle Madison to Powerlines Sod		\$2,925.00	Hutcheson
		09/11/18	10/23/18	Picnic Grove		\$4,236.00	Hutcheson
		09/11/18	10/23/18	LP Circle Lullwater to Powerlines Sod		\$3,790.00	Hutcheson
					\$0.00	\$46,806.00	
TOTAL CAPITAL ITEMS NOT FROM RESERVES					\$0.00	\$46,806.00	*
TOTAL CAPITAL BUDGET					\$118,300.00	\$97,743.98	
	CK 1037		6/27/2018			(\$7,105.28)	</

Property Management Report

Board Meeting January 22, 2019

2019 Budget – The 2019 Budget and Assessment invoices were mailed the first week of December and the collections in December exceeded the budgeted amount. Thus far in January we have collected just over \$440,000 for Legacy Park and \$38,000 for Northgate. We are on target to meet our January budget for collections.

2019 Election – The election information will be mailed to owners on January 31, 2019 by Vote-now. The results will be announced at the Annual Membership meeting on February 26, 2019. We are working on our email database but expect that we will email addresses for at least 1,000 homes. The Candidates Forum is tomorrow night at 7:00. We have received confirmation from Mayor Easterling, 4 City Council members, the City Manager, Chief Westenberger and Representative Ed Setlzer that they will be attending the annual meeting.

Website – The new website went live in early January. We are working on issues as they arise, but overall, we have received great reviews and we've collected a lot of new email addresses as people sign up. We love to have more people to communicate Legacy Park news to!

Newsletter – Danielle Henderson has started the 2019 newsletter editions off with a bang. Slowly, we will see changes as she makes changes and enhancements to it.

Landscape – The second pine straw application for 2018 was completed in December. The Leland cypress trees were removed at the Lullwater Pool at the end of December. We are working on cleaning up the trails, removing dead trees and tree limbs that hang over the trails. We removed two dead trees close to Disc Golf Hole 11. The contractor will complete the debris clean up next week and start working on the Main Pool area. We are removing the river birch trees in the fenced area and in front of the pool house. The limbs they continually drop are both a safety and maintenance issue. The tree between the clubhouse and pool fence will be removed, it is diseased and has been treated in years past. It's began to lean towards the pool and has large limbs hanging over the clubhouse. A couple of other trees around the clubhouse will be trimmed to remove branches from the gutters.

We are investigating an issue along the power lines in Madison. We have a drainage problem and will be looking solutions that I will let you know about as it develops. We are also addressing a drainage issue on the circle behind a Kentmere home. And looking into a drainage system for the area adjacent to the Quiet Pool fence where the stone walkway is.

We are working on repairing some erosion in the area between the pool house and tennis court 1. We are getting a bid to replace the seat walls with a concrete wall blocks.

We will start scheduling the other budgeted landscape improvements, so they are completed in the appropriate season.

Pool Furniture – The new pool furniture has been ordered, along with 2 new lifeguard chairs for the main pool. Once the production begins, they will let me know when to expect delivery. We received the umbrella stands Friday.

Pool Fences – We have received 3 bids for replacing the fences at the Quiet & Lullwater Pools. We hope to get this project underway by February 1st. We will be doing some plant removal and heavy pruning of the bushes between the Quiet & Main pools.

Painting – We are working on a Request for Bid for painting: Guardrails, Handrails, Sign Poles, Sign Boards, the Main, Lullwater & Winterthur Pool Houses, Belltower, Bandstand, Amphitheater and Tennis Pavilion. It will also include refurbishing the Winterthur Pool bathrooms. We will have a time for each item, as all the projects relating to the pools should to be completed before April.

Items for the next Planning Session:

Next Planning Session: Tuesday, February 12, 2019

Next Board Meeting: TBD – Annual Meeting is February 26, 2019

2018 COVENANT ENFORCEMENT REPORT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Carry Over Cases	86	92	164	172	216	194	109	123	148	161	130	141	
Appeals to Covenant	9	11	9	13	11	7	3	8	8	21	24	6	130
Appeals to Board	13	17	9	18	5	13	21	10	12	14	6	11	149
Modifications	17	30	35	58	34	40	39	24	34	20	27	9	367
Mods-Violation based	6	12	6	13	7	4	10	3	4	4	10	4	83
Vehicle Issues	3	9	2	4	1	2	7	10	24	6	7	3	78
Landscaping Issues	23	25	23	34	28	16	20	20	56	37	10	16	308
Weeds	0	2	21	34	2	1	0	2	0	0	0	0	62
Maint./Mailbox	16	26	7	23	3	5	5	7	23	22	42	4	183
Paint	2	8	6	3	1	1	4	1	7	13	4	0	50
TC/Recycling	19	2	4	4	5	1	0	4	10	27	0	3	79
Miscellaneous	46	40	33	40	30	20	37	23	42	31	37	17	396
Leasing/Signage	9	14	20	15	22	16	23	22	10	10	13	6	180
Total Cases Opened	157	184	169	246	142	122	159	129	226	199	170	75	1978
Total Cases Closed	151	112	161	202	164	177	145	104	213	230	159	61	1879
Invoices Sent	25	12	15	6	8	6	12	15	26	29	20	31	205
Monies Collected	\$5,808.50	\$800.00	\$7,005.00	\$1,383.20	\$2,500.00	\$5,540.00	\$3,980.00	\$4,285.00	\$5,997.50	\$375.00	\$1,265.00	\$5,983.00	\$44,922.20
2018 Budget Income	\$2,000.00	\$2,000.00	2,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	2,000.00	2,000.00	2,000.00	\$30,000.00
Properties Abated	3	0	0	2	5	3	6	2	0	3	1	6	
Monies Spent	\$335.00	\$0.00	\$0.00	\$190.00	\$295.00	\$330.00	\$375.00	\$635.00	\$0.00	\$335.00	\$135.00	665.00	\$3,295.00
Budgeted Expense	\$100.00	\$500.00	\$500.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$500.00	\$500.00	\$200.00	\$200.00	\$5,500.00
Leasing Admin Fee	\$1,000.00	\$400.00	\$1,300.00	\$1,800.00	\$1,000.00	\$1,700.00	\$1,925.00	\$2,410.00	\$1,890.00	\$1,500.00	\$1,285.00	\$885.00	\$17,095.00
Total Number Leases	166	166	166	169	171	171	171	172	172	172	174	174	174
Admin Lease Fee Invoices	11	8	10	9	5	6	17	22	18	19	6	15	146
Rental Properties	Annandale	Bellingrath	Carillon	Gramercy	Highcroft	Kentmere	Lullwater	Madison	Olmsted	Palisades	Revere	Winterthur	Total
Total Homes	160	26	25	104	254	141	484	121	121	91	71	147	1745
Rental Properties	21	0	1	6	50	1	77	2	9	2	3	2	174
% Rental Properties	13.13%	0.00%	4.00%	5.77%	19.69%	0.71%	15.91%	1.65%	7.44%	2.20%	4.23%	1.36%	9.97%

LP HOA Board Report

Activities Director

December 2018 & January- February 2019

• EVENTS:

○ LP Sleigh Ride and Light Up LP Competition – Friday, December 22nd – COMPLETED

- Feedback: This was a great event; however, the weather posed some issue. Great feedback on lights and the event. Everyone enjoyed/ loved the hot coco. Enjoyed leaving on time. Great feedback on having a yearly bus and having the last bus at 8:30. **There were 92 riders.**
- Things I would change: The meeting place and an easier way to get on and off buses. I would change how we picked the houses. Also, with where we had to check people in and get people off the bus was just really crowded. It was just crowded having people to wait in the cold and people going in and out of lokal, not having much room.
- Sponsors:
 - Summit Baptist Church – donated use of their two small buses for free
 - Eaton Chiropractic- Hot coco
- Ideas for next year.
 - Meeting place at the club house (warm place to wait for buses to get back)
 - A Kids coloring station
 - Hot coco Sponsored
 - Around about for the buses to pick up and drop off
 - Keep the buses running from 6:15,7:00,7:45,8:30
 - The office/ elves go around and pick neighborhoods or house

▪ Cost: HOA Budgeted: \$25 (for the winner's basket)

- Party Buses and Drivers: Donated by Summit Baptist Church
- Eaton Chiropractic: Sponsor: Hot Coco
- **TOTAL:** \$25

○ Casino Night – Saturday, February 2nd – IN PROGRESS

- Description: I've heard this was a great event last year. I've decided to let the sponsors pick something to sponsor like a table or food etc. We are doing another 50/50 it will be going to Mostly Mutts to help all the doggies looking for homes. We will be having Splash Bash Company doing our casino night this year. This company can do the casino part of the event but also can add photo booth, décor to help with casino night. We have 4 tables sponsored and DJ sponsored. I'm hoping to have as many people as we did last year at this event. I'm excited for this event this year.
- Sponsors:
 - TOTAL: 1,075 From Sponsors for this event
 - Eaton Chiropractic – Sponsoring a table (225)
 - Karl Philips – Sponsoring the DJ (500)
 - Legacy Orthodontics and Pediatric Dentistry – Sponsoring a table (225)
 - Kyle Brock (State Farm) – Sponsoring a table (225)
 - Kennesaw Auto Center – Sponsoring a table (225)
 - LoKal – Food Sponsor

▪ Cost: HOA Budgeted: \$1,300 (as of now)

- Casino Night Rental: \$1,950
- DJ: \$500
- Decorations: \$250
- Drinks:??
- **TOTAL:** \$2,700 (casino stuff and the décor/photo booth= that price)

○ Paint and Sip – Saturday, February 23rd @ 7pm – (IN PROGRESS)

- Description: We are holding two paint and sips this year. We have Laura O'Rourke doing the paint and sips this year. Mrs. O'Rourke will be getting everything she will need for the craft. I'm keeping a lot how of this event was run last year. So, we will only have 20 participants and they will pay 25\$ for sitting fee to cover the cost of supplies and everything. I'm keeping the price at 25\$ that was priced out last year 10\$ cheaper per participant than other paint and sip locations. We will be doing this event again closer to October and I'm going to see if Laura O'Rourke will do both.

- Sponsors:
 - TOTAL: There is no cost associated to this event for us so no specific event sponsors have been solicited outside of annual sponsors
- Cost: HOA Budgeted \$0
 - **TOTAL: \$0**
- **Wellness Wednesday - Once a month on a Wednesday (IN PROGRESS)**
 - Description: Wellness Wednesday will be once a month sponsored by Lori Tanner from synergy medical centers. They will be bringing in food and someone to speak about different things they do in their offices. For example, men's health, women's health, and a lot more. All I must do is get it out to our neighborhood and set up the club house. First one is February 27th. Lori Tanner is being in flyers for each event. All I do is advertise the wellness Wednesday to our neighborhood.
 - Sponsor: Synergy medical
 - Cost: 0\$
 - **TOTAL: 0\$**
- **St. Patrick's Breakfast – Saturday, March 16th @8:30 & 10am (IN PROGRESS)**
 - Description: This is a new event we are going to do for the kids. We are going to have a little St. Patrick's breakfast for them. We will have orange juice, milk and donuts. They will be dressed in green. We will have coloring sheets, cootie catcher design, and a craft: from Sunbrook Academy for the kids to do. This will be a kid event for them to come and have a little breakfast with craft. We are going to try and do two times which will be at 8:30 and 10. We will have sign ups to keep count on how many kids/ families we will have at each seating.
 - Sponsors:
 - **Sunbrook Academy:** sponsoring the craft
 - Cost:
 - **TOTAL:**
- **Luck of the Irish – Saturday, March 16th @7-10pm**
 - Description: This is also a new event we are going to try and do for 21 & up only. Everyone needs a night out no matter the age. This we will be a little get together for anyone 21 & up to meet/ hang out with people in the neighborhood. We will have a DJ, Food, raffle, décor and photo booth for cute pictures and door prizes. Our sponsors will have a part in this event also. Everyone will wear green.
 - Sponsors: we will have our annual sponsors pick what they would like to sponsor during this event. They will be able to sponsor the food, décor, DJ, and maybe had something from here business to the raffles.
 - Cost:
 - **TOTAL:**

• **SPONSORSHIPS:**

- I'M DOING THIS DIFFERENT THIS YEAR WITH THE SPONSORSHIPS. I'm keeping it how we did the annual, 4th of July, picnic in the park, the 3 event sponsorships last year, however when starting I got a lot of feedback from people and sponsors that their money didn't go to what they wanted it to go to. These sponsors are giving us money for these events then we should put their money to events that they want it to go to and they think their money is being used the way they want it to be.
- 2019 Secured Sponsorships:
 - Eaton Chiropractic: \$3,750 (Silver Annual, Bronze July 4th and Bronze Picnic in the Park)
 - Karl Phillips (realtor): \$5,000 (Platinum Annual with Exclusivity Rights)
 - Legacy Orthodontics & Pediatric Dentistry: \$5,000 (Platinum Annual with Exclusivity Rights)
 - Ask the Vet: \$500 (3 Event Bundle: Pet walk, Movie Night, PumpkinFest) ?
 - Kennesaw Auto Center: \$3,000 (Silver Annual)
 - Depew Orthodontics: \$500 (credit from last year) (Picnic in the Park)
 - State Farm (Kyle Brock): \$2,500 (Silver Annual)
 - Synergy Medical Centers: \$500 (3 Event Bundle: (Luck of Irish, ??))
 - Sunbrook Academy: \$0 (All Kids Event: will provide a Craft at every event and a snack if needed or games at other events. Will Provide things for the kid's events)
 - **TOTAL SECURED: \$20,750**

- **Sports:**

- Soccer & T-ball
 - registration open January 20th, 2019.
 - Soccer and T-ball will start around the end of march or being of April.
 - In two days, we have had 18 people non-resident and residents sign up for soccer.
 - T-ball will be on Sundays starting in April
- Basketball
 - Winter camps for basketball is open also which are 2/18-2/21 10am-1pm
 - Saturday only clinics \$50 (Coed ages 5-16): Monthly beginning March and through May 9-10am or 10-11am
 - Sunday only small group training (SGT) \$50: Monthly starting March and through May 10-11am
- Adult Soccer
 - Registration is open all year around
 - Play on Saturday morning before our soccer teams start
 - Already paid
 - Forms are in
- Tennis
 - Dues for winter & spring are due
 - 172 People signed up for winter.
 - 66 people haven't paid yet.
 - Total for tennis dues: 4259.96 (2367.74 (2019 fees paid in 2018)) 1892.22 paid in 2019.

COMMUNITY CENTER RENTAL AGREEMENT AND RELEASE

The Legacy Park Community Center is available to Legacy Park residents for use in hosting both private parties and community events. Residents must be in good standing with HOA in order to rent the Community Center for a private party. Rental of the Community Center is limited to use of the Community Center. Use of the common areas, including the tennis courts, lawn areas, parking lots, and pools **are not** included in the rental agreement for the Community Center.

Homeowner's printed name: _____

Homeowner's Legacy Park Address: _____

Today's Date: _____ Date of function: _____

Time of Function – **circle time block below:**

Monday – Thursday: 8:30 am-11:30 am / Noon-3pm / 3:30pm-6:30pm / 7pm-10pm

Friday: 8:30 am-11:30 am / Noon-4:00 pm / 5pm-11pm

Saturday: 9am –Noon / 12:30pm-4:30pm/ 5 pm-11pm

Sunday: 10am-2pm / 2:30pm-6:30pm / 7pm-10pm

Non-peak blocks: weekdays 8:30 am-11:30 am / Noon-3pm / Noon-4:00 pm on Friday

Area to rent: _____ Rental Fee: _____

Home phone: (____) _____ Work phone: (____) _____

Homeowner's email address: _____

I am renting the Community Center for the purpose of _____

The number of guests that I plan to have is _____ (maximum is ____). The number of guests who are Legacy Park residents: _____ (for HOA statistical use only).

This agreement is between the Legacy Park Community Association, Inc. (HOA) and the undersigned Legacy Park homeowner (Homeowner). Reservations for use of the Legacy Park Community Center are made on a first-come, first-served basis up to ***ninety (90) days in advance*** of the date of planned use. In order to guarantee a reservation, the full rental fee, the \$200.00 security deposit, and the Community Center Rental Agreement and Release must be remitted to the Legacy Park Management Office. The check is to be made out to the Legacy Park Community Association, Inc. **and will be deposited at the time the HOA receives the check.**

The HOA reserves the right to cancel a reservation at any time. Such cancellations might occur, for example, if the Community Center suffers damage or system failure that cannot be repaired in time for the scheduled use, the HOA has a compelling need to use the Community Center for an official purpose or in the event of catastrophe or an act of God. In the event of such cancellation by the HOA, the rental fee will be returned to the Homeowner and the Homeowner will not hold Legacy Park Community Association, Inc. liable for cancellation of reservation. Advance notification will be given to Homeowner.

All reservations will be posted on the Community Center calendar as soon as the deposit, rental fee and signed Agreement and Release are received. **No one will be allowed to enter the Clubhouse prior to their rental time, please allow for all set up and clean up in your rental time block.** *Cancellation of reservations must be made at least 30 days in advance or the security deposit will be forfeited. Cancellation of reservations must be made at least 2 weeks in advance or the rental fee will be forfeited in addition to the security deposit.*

Security Deposit \$ _____ Rental Fee \$ _____ Total \$ _____

Name of payee, if different from Renter: _____

The undersigned Homeowner has read and agrees to be bound by the Legacy Park Community Center Rules and Rental Guidelines included with this document and to have the premises cleaned within the rental period as described in the Community Center Clean-up Procedures which are also included with this document.

The security deposit is refundable provided the areas are returned to their pre-rental condition. An inspection walk-through is required with the designated HOA representative before and after the scheduled event and any discrepancies should be noted on the back of this form. The Renter **must be present to sign in at the designated time**, and at all times at the function for which the Community Center is rented and must be the primary host of the event. **At no time shall the Community Center be left unattended once it is unlocked.** The security deposit is to be refunded within 10 business days after the event, providing the Association Member or tenant and the designated HOA representative has completed the checklist and no damage or loss has occurred and there have been no infractions of the Community Center rules.

HOA Disclosure: *Please be advised that Legacy Park is an active community and other community events may occur during or in close proximity to the time of your scheduled event. Events being held at the main pool, tennis courts or amphitheater may limit the available parking in the community parking lot. If the community parking lot is full, parking on the circle is allowed. However any cars illegally parked will be subject to fines and towing.*

Outdoor events at the main pool or amphitheater may also involve live or recorded music that will be audible inside the clubhouse during your event.

If you have not reserved the entire clubhouse there may be other groups utilizing the clubhouse during your event.

Renter's Signature	_____	Date	_____
Homeowner's Signature	_____	Date	_____
HOA Representative's Signature	_____	Date	_____

Rental Fees

The Community Center is reserved in 3 or 4 hour set time blocks, with the exception of Friday and Saturday nights; the options for renting it are as follows (see attached layout):

- (1) Total exclusive rights to the Clubhouse level \$150.00;
- (2) ~~The warming kitchen with Banquet Hall is \$100.00 (1/2 of the clubhouse);~~
- (3) Non-peak blocks are available at a reduced rate of \$75.00.

Non-peak blocks: weekdays 8:30 am-11:30 am / Noon-3pm / Noon-4:00 pm on Friday

*******Signage for the event may only be Legacy Park "Clubhouse Event" directional signs, which are available from the HOA. They must be returned in good condition for refund of the security deposit. Balloons may be tied to the signs, but must be removed upon return. Any unauthorized sign violates Legacy Park covenants and will result in forfeiture of deposit. *******

Friday and Saturday Evenings – On Friday and Saturday evenings, the Community Center can only be reserved from 5:00 pm – 11:00 pm for a total rental fee of \$300.00

Special Holiday Rentals – On the following "special holidays," the Community Center will be available in two blocks: noon – 6 pm, and 6 pm – midnight, at a rate of \$400.00 per block plus the \$200.00 security deposit. This fee will include exclusive use of the Clubhouse level. Only official HOA functions will be exempt from this fee. **The clubhouse is not available to rent on the following holidays:**

New Years Eve	Memorial Day	Halloween
New Years Day	Independence Day	Thanksgiving Day
Easter	Labor Day	Christmas Eve & Christmas Day

2019 Nautix Pool Contract

The contract total represents the guards & gate guard that have been added since the last contract was signed. They were billed separately and are now included in the contract total. This is the total amount budgeted for pool management in 2019.

Attached is Exhibit A to the contract that represents the guard hours & gate guard hours. The gate guard hours may vary depending on busy times.

Before pool season, I will provide all swim team dates, pool party dates, and discuss expectations including the 15-minute safety break being consistent at each pool and bathroom responsibilities that are outlined in the contract.