

CANDIDATE QUESTIONNAIRE

*All 2020 HOA Board candidates had the opportunity to submit answers to four standard questions asked by the Elections Committee for publication to the community. Candidates are responsible for their own answers. Please note that the information provided by the candidates has **not** been edited (other than formatted to fit the space) **nor** verified for its accuracy by the HOA.*

1. What do you consider to be the most important job of an HOA Board member?

Michael Altman:

- Without fail, protect the value of our homes, amenities and common areas.
- Safeguard Legacy Park's revenues and resources through fiscal discipline.
- Strictly enforce Legacy Park's Design Guidelines.
- Maintain the security of Legacy Park.
- Continue to reduce the number of rental units.
- Accommodate community members by actively listening to their concerns, in turn, utilizing a compassionate and common sense approach to resolving those issues.

David Kirkland: Raising property values and to keep our finances stable, both of which go hand in hand. Being financially sound allows us to continually update and upgrade existing amenities, as well as plan for future improvements. Using the example of the front entrance damage, we were able to not only put back what was there but update that area to be better than it was due to the intentional management of LP funds. All of this in turn raises our property values by keeping our common properties in the best shape they can be in.

Nimesh Patel: The ability to work well with others as well as to effectively balance short term goals with long term needs. In addition to getting along with fellow Board members and HOA staff, a successful Board member needs to keep an open mind and maintain a strategic mindset to ensure that both short terms goals are met as well as the HOA is well equipped to handle long term needs (such as proactively monitoring and replacing our aging infrastructure) and unforeseen emergencies.

Karl Phillips: There are two jobs that I consider to be the top priority for an HOA Board member. First would be maintaining and growing the neighborhood amenities so that current residents get the best usage out of what is offered, while remaining budget conscious and delivering good value. Second would be to grow the value of the homes within the neighborhood through proper maintenance of the grounds, physical amenities, and monuments.

David Veres: Honesty, transparency and the mentality to do what is best for the community. HOA Board members should never be on the board for personal gain. Whether it helps boost one's business or home, the community should always come first. Board members need to listen and learn from the community to focus on issues that impact Legacy Park as a whole.

2. What is your current or has been your past involvement in Legacy Park?

David Kirkland:

- Board Member 2018-2020 (Treasurer)
- Board Member 2006-2007
- Chair of the Covenants Committee
- Soccer Coach
- Founded the Finance Committee (while on the board 2006)
- Lullwater Neighborhood Watch
- Town Council
- Chair of the Deer Population Committee

Nimesh Patel: I previously served 4 years on the HOA Board (3 of which I served in the capacity of President). During those years, I served as the Board liaison to the HOA staff as well as to the following committees: elections, tennis and 55+ (active adults). Prior to my term on the Board, I also served as the Annandale town council representative.

Karl Phillips: I have served on the: Covenants committee, Welcome committee, Current board member, and platinum sponsor of Legacy Park activities.

David Veres: Since moving into Legacy Park in September 2019 I have been getting to know Neighbors and what the community has to offer for involvement. It is important to me to get to know my neighbors and to create that neighbor to neighbor hospitality.

Michael Altman:

- Proudly served the members of Legacy Park for many years in various Board positions.
 - Insisted upon and contributed to ensuring our amenities and common areas were professionally repaired and maintained to a superior standard. Notable accomplishments include; replacing the main pool deck, replacing the outdoor furniture at all pools, replacing the tennis court furniture, installing a professional tennis court training backboard, installation of new state-of-the-art LED tennis court lights, redesigning the front entrance and replacing the grass around the entire inner and outer Legacy Park circle. Of course, none of these achievements would have been possible without the support of my fellow Legacy Park Board Members and the superb Legacy Park staff.
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3. What skills or background do you possess that will contribute to you being an HOA Board member?

Nimesh Patel: My decision-making capabilities and ability to analyze issues with both an open mind and a long-term, strategic mindset that goes beyond the narrow issues being discussed. In addition to my undergraduate degree in business administration, I also have a law degree and a master's degree in tax law. I feel that my solid educational background coupled with my diverse work experiences would continue to bring a fresh, rational perspective to the way issues are discussed, addressed and resolved.

Furthermore, I feel that I have built a solid foundation and strong working relationship with the City of Kennesaw through my past work as a Councilmember as well as my ongoing work on the Kennesaw Development Authority.

Karl Phillips: I am an active Realtor with full knowledge of the Atlanta metro area. This gives me a great perspective on what Legacy Park needs to do to remain a top destination for buyers and to help guide the neighborhood in its direction to stay on top of the trends that buyers are looking for to maintain and grow property values.

David Veres:

- Over 17 years in F&B industry
- Managed over \$80M P&L
- Drive Top Line to Bottom Line without compromising Quality or Service
- Creating Brand Partnership in both Licensing and Franchise Models, executing real estate and negotiation, system development and implementation, team selection, franchise development / agreements and complete P&L performance
- Provide executive level operational and brand strategy leadership
- VP of the Board of Directors for the Condo association where I lived in Vinings

Michael Altman:

- 25 years of developed leadership skills and administrative management experience honed while serving our country in the U.S. Army.
- Compromise and a common sense approach to achieving community goals for the greater good.
- Volunteered to serve on the Finance Committee for the past five years. Each of those years, I fought to reduce our expenses and prevent assessment increases. Of note, I have never voted for an assessment increase and will never do so unless there is a budgetary need.
- Bachelor of Business Administration in Accounting.

David Kirkland: As a former Marine, I'm a problem solver. Most of the management of an HOA as large as ours needs someone able to think through issues and often think outside the box. Also, adding in a construction/contracting background, I can assess some of the ongoing maintenance using that skill set and bringing a different perspective.

4. Please choose an issue that you feel should be addressed in Legacy Park and describe how it can be resolved.

Karl Phillips: The issue I believe needs to be addressed is we need to gain a full understanding of the usage of current amenities, so we can evaluate if they are still offering value to residents in the community. I believe that all amenities need to be maintained at the highest level possible, and with that comes a lot of expenses.

My opinion is that there is a finite amount of money that should be collected from the residents of Legacy Park and that we should operate within those bounds. Studying the amenities that get used and what does not, we can shift spending to provide better value and top-quality amenities, activities, and entertainment.

David Veres: Renters – Today there a lot of renters in Legacy Park. In order to continue to maintain property values and promote community standards, we should implement a rental percentage. A rental percentage will limit the total number of renters within Legacy Park at any given time and would provide the HOA with an additional source of revenue. Owners who wish to rent should fill out an application and turn it into the HOA Office for availability and approval/denial to rent. If approved, the person(s) renting that home would have to pay the yearly HOA Fee as all owners do. This extra fee, on top of what the owner is paying, would help pay for the administration fees of processing the approval letter and any other costs that occur. To help discourage renting, and home purchases made solely for investment, the HOA should require new homeowners to reside in the home for at least one calendar year before being eligible to rent. Placing a cap on rental properties within Legacy Park will help to protect our community members financially, promote neighborhood stability and continue to enlist a sense of community.

Michael Altman: I have felt in the past and currently feel even stronger that the Board needs to address our financial accounting processes and procedures. Why, because recently, the Board eliminated the unaccounted funds account by transferring that revenue into the reserve fund. This maneuver will allow the Board to justify future assessment increases because they can say there are no excessive funds, or carry forward money or unallocated funds. Therefore, I would like the Board to discuss the ramifications of this decision and revert back to using the operational, reserve and unallocated funds accounting method. Utilizing three separate accounts will safeguard our revenues and account for them in a more traditional manner.

David Kirkland: Definitely the biggest challenge is maintaining and improving an aging neighborhood to compete with newer neighborhoods. Being able to identify and prioritize needs and then work within our budget ensures that those needs are met and updates and upgrades can be made responsibly. Our neighborhood is amazing, but as it continues to age, like anything, more problems will arise that we'll need to be prepared for.

Another issue would be how to handle problems that arise expeditiously (i.e., the front entrance rebuild) while using input from committees and community involvement to make repairs/additions in a fiscally responsible, timely manner.

Nimesh Patel: Continue to address and plan for the aging infrastructure of our community. We live in a fantastic neighborhood that is aging. We need to continue evaluating our current needs and proactively replacing items in a fiscally responsible manner as warranted, making sure to evaluate any improvements that can be made along the way to keep current with the times.

5. What two things would you like to change to enhance Legacy Park in the future?

David Veres:

1. Develop a fair Rental Process
2. More Neighborhood get together to enhance Legacy Park's Neighbor to Neighbor Hospitality

Michael Altman:

- Increase our security profile.
- Improved focus on controlling rental units.
- Continue to make substantial improvements to Legacy Park's common areas.

Bottom line, Legacy Park has a couple of concerns that might warrant additional discussion. However, this is a great community to live-in and raise a family. You will not find many communities, members, Boards or staffs that go above and beyond the call of duty. Legacy Park happens to be a community that does!

David Kirkland: First, I feel we should evaluate our amenities to see if they are still relevant to the current housing market and residents. Newer neighborhoods could potentially have attractions that we do not. We could utilize long term planning to potentially add amenities that are sustainable, not just trendy.

Nimesh Patel: Evaluate Existing Amenities and Activities - while dubbed by many as "Atlanta's First Townpark Community", the reality is that many newer communities have sprung up all around us. While I believe that our community is a great place to live and offers a lot, the fact remains that each of those other communities offer unique recreational activities and amenities aimed at individuals across differing ages. I feel that it would be in our best interests to take a hard look at these communities and see whether it makes sense to incorporate some of those amenities and best practices within our own community.

Increased promotion of Legacy Park – the Board should continue to work toward finding ways to promote Legacy Park. One way to do that may be through increased partnership with local businesses. In addition, many non-residents visit Legacy Park on a daily basis and as the saying goes, "you never get a second chance to make a good first impression". As a result, we need to continue to focus on maintaining our existing amenities as well as take a hard look at what amenities may need updating, such as our front entrance. In addition, we need to focus on ensuring that our experiences, both within our neighborhoods as well as during community-wide events, remain safe and family friendly.

Karl Phillips: I would like to see a continuation of the landscaping projects we have started over the last 2 years. The community is looking better than I have ever seen, and property values have never been higher! I would also like to see the continuation of the upgrading of current high usage amenities to modern standards like we have done with the: pool furniture, tennis lighting, painting and general upkeep of buildings, Trail improvements, and upgrades activities.
