



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

Annual Membership Meeting

Tuesday, February 25, 2020

Open Annual Homeowners Meeting – Karl Phillips at 7:00 p.m.

Welcome and Call to Order – Karl Phillips

Pledge of Allegiance led by Cub Scout Pack 002 and Boy Scout Troop 002

Reading of Meeting Notice and Introduction of 2020 Board Candidates

Meeting Notice Attached.

Candidates: Michael Altman, David Kirkland, Nimesh Patel, Karl Phillips and David Veres

Introductions

Current Board: David Kirkland, Mike Sesan, Lisa Campbell Harper and Karl Phillips

Staff: Lisa Neff, Joanne Weaver, Danielle Denton, Danielle Henderson, Morgan Johnson and Sean Gallagher

Guest Speakers: Mayor Derek Easterling and Chief Westenberger

Legacy Park Management Report

Financial Report for 2019: Karl Phillips presented the attached report.

Property Management Report: Lisa Neff presented the attached report.

Board of Directors Election Results – Bill O'Rourke, Election Committee Chair announced the following results of the election: *See attached verification provided by Vote-Now.*

Nimesh Patel	303	81.2%
David Kirkland	253	67.8%
David Veres	208	55.8%
Michael Altman	150	40.2%
Karl Phillips	126	33.8%
Write-Ins	17	

Prize Drawing

Keith Simington is the winner of the \$665 prize – annual assessment

Adjournment – Meeting Adjourned at 8:00 p.m.

Approved 03/31/20



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2020 Annual Membership Meeting

Tuesday, February 25, 2020

AGENDA

- 7:00 **Welcome and Call to Order**
 Pledge of Allegiance led by Legacy Park's Pack 002 and Troop 002
- 7:05 **Reading of Meeting Notice and Introduction of 2020 BOD Candidates**
- 7:10 **Introductions**
- Legacy Park Board Members and Office Staff
 - Special Guests
 - Guest Speakers
 - *Mayor Derek Easterling*
 - *State Representative Ed Setzler*
- 7:35 **Legacy Park HOA Report**
- 7:50 **Voting Results Announcement**
- 7:55 **Prize Drawing**
- 8:00 **Adjournment**



LEGACY PARK COMMUNITY ASSOCIATION, INC.

A Non-Profit Corporation

NOTICE OF 2020 ANNUAL MEMBERSHIP MEETING

Notice is hereby given, in accordance with the Bylaws of the Legacy Park Community Association, Inc., that the annual meeting of members will be held at the following date, time and place:

Date: Tuesday, February 25, 2019

Time: 7:00 p.m.

Place: Legacy Park Clubhouse
4201 Legacy Park Circle
Kennesaw, Georgia 30144

Purpose: To announce the election results of the Board of Directors
To transact such other business as may properly come
before the Association membership

The HOA will also be sponsoring a give-away opportunity for those attending the meeting. If you are a member in good standing, your name will be entered in a drawing to have your 2020 assessments refunded. ***By attending the meeting & staying until the end, ONE lucky member will get a check for \$665.00!***

As of 12/31/2019

SunTrust Checking	\$101,848.14
PayPal Account	\$25,900.01
Suntrust Money Market	\$4,088.15
Chase Savings Account	\$4,073.57
Chase Checking Account	\$120,210.64
Wells Fargo Savings	\$99,201.80

Total Operating Accounts: \$355,322.31

Wells Fargo Securities \$903,166.72

Total Replacement Fund: \$903,166.72

Total Income & Expenses	2019 Actual	2019 Budget
Total Income	\$1,933,115.70	\$1,521,000.00
Total Operating Expenses	\$1,886,982.74	\$1,864,650.00
Net Income/Loss	\$46,132.96	(\$343,650.00)

Assessment Delinquencies:	2019	2019 Current Portion
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Legacy Park

assessments	\$ 46,191.84	\$ 21,208.89
interest & late fees	\$ 23,246.87	\$ 2,016.67
attorneys fees	\$ 68,307.26	\$ 40,770.06
violation fines	\$ 273,034.35	\$ 176,254.20
admin.fees	\$ 410.00	\$ 260.00
lease fees	\$ 600.00	\$ 600.00
initiation fees	\$ 300.00	\$ 300.00
sub-total	\$ 412,090.32	\$ 241,409.82

Northgate

assessments	\$ 10,475.34	\$ 4,374.57
interest & late fees	\$ 8,924.85	\$ (5,358.80)
attorneys fees	\$ 12,022.61	\$ 1,353.54
violation fines	\$ -	\$ -
admin.fees	\$ -	\$ -
lease fees	\$ -	\$ -
initiation fees	\$ -	\$ -
	\$ 31,422.80	\$ 369.31

Totals

assessments	\$ 56,667.18	\$ 25,583.46
interest & late fees	\$ 32,171.72	\$ (3,342.13)
attorneys fees	\$ 80,329.87	\$ 42,123.60
violation fines	\$ 273,034.35	\$ 176,254.20
admin.fees	\$ 410.00	\$ 260.00
lease fees	\$ 600.00	\$ 600.00
initiation fees	\$ 300.00	\$ 300.00

Total of both communities \$ 443,513.12 \$ 241,779.13

Assessment delinquencies as a percentage of budgeted income

4.52%

2.04%

2019 Replacement Fund Study Predicted Expenses:

2020	\$160,000.00	Budgeted in 2020
2021	\$137,505.00	
2022	\$283,260.00	
2023	\$125,664.00	
2024	\$477,441.00	
2025	\$100,227.00	

Welcome to Legacy Park's 2020 annual meeting!

The number one goal of the HOA is preserving our property values. The HOA employs 6 staff members to help attain this goal. As our community transitions to the 25-year-old mark, taking care of our homes and the common property is more important than ever. It is our responsibility to ensure that funds are allocated each year to do this and it is done during the budgeting process. Owners are welcomed to participate and provide input during the planning stages. Watch for information in August about getting involved.

2019 was a banner year for the community in catching up on projects and focusing a lot of attention on updating our aging landscape by taking care of dead and dying grass, and overgrown trees. As you can imagine, with a property our size and the challenges with everchanging weather conditions, this is always an important on-going focus. In addition to landscaping, the pools got a lot of much-needed attention, as did all of our other structures.

In 2020, the majority of the projects are focused on-going maintenance and improvements to the tennis courts, pools, the lake, and playgrounds. We have budgeted to continue with some landscape enhancements as well, such as the Kentmere Playground, Town Green Portal Entrance and the Main Pool Circle entrance. With the recent weather we've had, we will be doing some significant repairs to the trails.

Probably the most thankless job is volunteering to serve on the Board of Directors. While it would be logistically impossible for the community to vote on every decision that needs to be made in Legacy Park, **we elect the 5 volunteers who we think will best serve our interests.** They spend a countless number of hours for the betterment of our community. While they do what they believe is in the best interest of the overall community, **they are typically criticized more frequently than thanked.** I urge you to introduce yourself and thank them for volunteering their time and lending their talents and insight to Legacy Park.

We also have many committees of volunteers that continually work to make Legacy Park great place for all of us. **We have an active** Architectural Review Committee, Covenants Appeals Committee, Active Adults 55+ Group, Cub Scouts, Boy Scouts, Election Committee, Finance Committee, Landscape Committee, and Welcome Committee. And many sports groups, Tennis Committee, Youth and Adult soccer coordinators and coaches, Baseball coaches and the Swim Team coordinators. **It is volunteers like this that make Legacy Park thrive.** Thank you to all of you who invest your time and energy! If there is something you are interested in, contact us at the HOA office, we can find a place that suits your interests.

If you ever have any questions about the HOA, please call us, email us or stop by the office. We will help you with any concern you have about the HOA, from reviewing financial documents to signing up for a committee. With a community our size, there are many areas where volunteers are needed, **take the opportunity to make your community better.**



Election Certification

February 21, 2020

Election Results: 2020 Legacy Park Directors Election Ballot

The election was conducted from 12:01 AM, February 3, 2020 to 4 PM, February 21, 2020. There were 373 total voters who submitted a ballot. This amounted to a participation rate of 24.1% of the 1546 total valid members (199 of the initial 1745 were removed as non-voters). The results are as follows:

Board of Directors

(373 total voters this ballot; vote for 3):

Votes	Choice	%
303	Nimesh Patel	81.2%
253	David Kirkland	67.8%
208	David Veres	55.8%
150	Michael Altman	40.2%
126	Karl Phillips	33.8%

17 Write-ins:

Chewie	James Gleason
Da-Quan Sims	Karl Phillips
Danielle Henderson	Lori Martin Shelly
David Kirkland	Michael Altman
David Kirkland	Michael Altman
David Vere	Michael Altman
David Veres	Nimesh Patel
Donald Trump	Trasey Welton
El Chapo	

Certified by:

James B. Claiborne
Managing Partner
Vote-now.com LLC

Vote-now.com LLC
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