



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

Board of Directors May Regular Meeting 6:00 p.m.

Wednesday, May 27, 2020

Nimesh Patel Called Meeting to Order at 6:00 p.m.

Present: Nimesh Patel, David Kirkland, David Veres, Lisa Neff, Morgan Pepin, and via Google Meeting: Mike Sesan and Lisa Campbell

Approval of Minutes

- David Veres made a Motion to approve the following minutes as written: April 28, 2020 Regular Meeting and Executive Session; May 7, 2020 Special Meeting; and May 13, 2020 Regular and Executive Session. **Motion Unanimously Passes.**

Treasurer Report

- David Kirkland reviewed and made a motion to approve the attached Financial Update for April 2020. **Motion Unanimously Passes.**
- David Kirkland made a motion to approve the Replacement Fund expenses for April in the amount of \$5,500. **Motion Unanimously Passes.**
- David Kirkland made a motion to approve the Adjustment Report in the amount of \$2,507.65. **Motion Unanimously Passes.**

Property Management Update

- Lisa Neff presented the attached Property Management Report and Covenant Enforcement Report.

Old Business

- **Trail Repair Update** – Lisa provided the following update: A Request for Bid for trail repair, was sent to four companies and we received three bids. At the May 13, 2020 Planning Session, the Board approved the proposal submitted by Hutcheson Horticultural. Due to the storm damage caused in the spring, the proposals were more than budgeted for trail maintenance and funds will be utilized from the replacement fund for storm damage.

The repairs began on Monday, May 18 and will continue through the end of the month. The culverts have been cleaned out and rip rap replaced and or relocated. The trail between Carillon and Bellingrath has had significant work done to redirect storm water away from the gravel paths.

- **2020 Budgeted Landscape Enhancements** – Lisa Neff provided the following update: We have budgeted \$34,000 for four enhancement projects this year. We contracted with Carolyn Akers of Blue Lilly Landscape to design three areas. All information and suggestions from the Landscape Committee have been supplied to her. She provided the package for us to bid out and the Request for Bid package was sent to five companies: Baytree Landscape, Brightview Landscape Services, Highgrove Partners, Hutcheson Horticultural, and Pruitt Lawn Service.

The remaining budget for these projects is \$31,650. This does not include budgeted funds for circle entrance at the boulevard (\$1,080), as we are making some minor modifications to the area: specifically removing the pampas grass that is closest to the street, relocating the boulder that was moved and continuing the day lilies along the back to cover some of the area of exposed brick by thinning out what is currently there.

We received proposals from: Baytree Landscape, Brightview Landscape Services, Highgrove Partners, and Hutcheson Horticultural.

The four bids are comparable and three are over the \$31,650 remaining budget for these projects. The only area that is considerably more than budgeted is the Kentmere Playground. The proposals for the Kentmere Playground project include more than what was originally planned. Originally, it was only the area around the gazebo entrance. The secondary area that is proposed is along the side adjacent to Kentmere Main.

With the bids being comparable, it is recommended to choose Hutcheson and work with them to determine if there are any items that could be modified without substantially affecting the overall plan.

David Kirkland made a Motion to approve the Hutcheson as the vendor and for the project not to exceed \$34,650. **Motion Unanimously Passes.**

- **Legacy Park Amenities, Activities and Clubhouse Events** – Lisa Neff reported that all amenities are open except the Basketball Court, Gym, Clubhouse and Playgrounds. The current Executive Order Expires 05/31/20 regarding social distancing/gatherings and the Shelter (at risk individuals) expires 06/12/20. All June events are canceled at this time. A new order is expected this week and the Board will wait for new guidance before making any modifications to the amenities and/or rules.

Adjournment to Executive Session at 6:45 pm.

In Executive Session, the Board discussed appeals and personnel.

The meeting was adjourned at 7:15 pm.



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Board of Directors Regular Meeting 6:00 p.m.

Wednesday, May 27, 2020

Agenda

Call to Order – Nimesh Patel

Approval of Meeting Minutes – David Veres

- a. April 28, 2020 – Regular Meeting
- b. April 28, 2020 – Executive Session
- c. May 7, 2020 – Special Meeting
- d. May 13, 2020 – Planning Meeting
- e. May 13, 2020 – Executive Session

Treasurer Report – David Kirkland

- a. April Financial Update
- b. April Replacement Fund Expenses
- c. April Adjustment Report

Property Management Update

- a. Management Report
- b. Covenant Enforcement Report

Committee Reports

Open Forum

Old Business

- a. Trail Repair Update
- b. 2020 Budgeted Landscape Enhancements Proposals
- c. Legacy Park Events
 - i. Amenities
 - ii. Clubhouse Events
 - iii. Activity Events

New Business

Adjournment to Executive Session

- a. Appeals
- b. Personnel

FINANCIAL UPDATE

April 30, 2020

Chase Checking	\$169,461.76	
Chase Pending EFT's	\$81.00	
Chase Savings	\$149,101.94	
Paypal	\$10,622.84	
SunTrust Checking	\$19,375.12	
SunTrust Savings	\$204,101.05	
Wells Fargo Savings	\$249,895.02	
Wells Fargo Securities	\$140,000.00	*Operating CD Investment

Total Operating Accounts: \$942,638.73

Wells Fargo Securities \$918,004.21 *

Total Replacement Fund: \$918,004.21

Suntrust Swim Team	\$4,098.83
Suntrust Tennis Team	\$3,630.11
Suntrust Active Adults	\$3,606.98

Total Committee Accounts: \$11,335.92

Actual Cash on Hand 4/30/20 \$1,871,978.86

Total Assets: \$1,871,978.86

	04/01 - 04/30/20		Year-To-Date	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
Operating Income/Expense:				
Total Income	\$33,949.96	\$68,225.00	\$1,112,535.56	\$1,033,170.00
Total Operating Expenses	\$114,622.12	\$126,801.00	\$444,696.18	\$517,059.00
Net Operating Income/Loss	(\$80,672.16)	(\$58,576.00)	\$667,839.38	\$516,111.00
Replacement Fund Expenses:				
Replacement Fund Expenses	\$5,500.00	\$26,000.00	\$45,671.00	\$148,000.00
Total Capital Expenses	\$5,500.00	\$26,000.00	\$45,671.00	\$148,000.00
Overall Net Income/Loss	(\$86,172.16)	(\$84,576.00)	\$622,168.38	\$368,111.00

Approved to be transferred from Replacement Fund: **\$40,171.00 ***

Remaining Replacement Fund Expenses to Approve: **(\$5,500.00) ***

Additional Expenses Approved for 2020:

Beaver Dam Removal	1/14/2020	\$13,000
Otter Management Program	1/14/2020	\$1,200
		\$14,200

Proof of Cash

Total Cash on Hand	12/31/2019	\$1,279,014.48	
Boy Scouts - Closed Account	12/31/2019	(\$9,284.49)	
Total Cash on Hand	1/1/2020	\$1,269,729.99	
Net Income (Loss)	4/30/2020	\$622,168.38	
Net Prepaid Assessments	4/30/2020	(\$22,064.49)	**
Net Clubhouse Security Deposits	4/30/2020	\$200.00	***
Net Difference Committee Accounts	4/30/2020	\$94.96	
HOA IRA Payable	4/30/2020	\$1,850.02	
Total Cash on Hand		\$1,871,978.86	*

Liabilities:

Prepaid Assessments	12/31/2019	\$43,760.71	
Prepaid Assessments	4/30/2020	(\$21,696.22)	
		\$22,064.49	**
Clubhouse Security Deposits	12/31/2019	\$1,400.00	
Clubhouse Security Deposits	4/30/2020	(\$1,600.00)	
		(\$200.00)	***

Assessment Delinquencies:	2020	2020 Current Portion	2019	2019 Current Portion
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Legacy Park

assessments	\$ 105,002.88	\$ 58,811.04	\$ 106,833.61	\$ 51,659.93
interest & late fees	\$ 33,126.59	\$ 9,879.72	\$ 46,172.42	\$ 7,999.59
attorneys fees	\$ 68,171.39	\$ (12,158.48)	\$ 86,096.78	\$ 11,680.79
violation fines	\$ 208,115.44	\$ (64,918.91)	\$ 233,564.42	\$ 89,110.27
admin.fees	\$ 183.39	\$ (226.61)	\$ 455.00	\$ 115.00
lease fees	\$ 1,622.00	\$ 1,022.00	\$ 3,300.00	\$ 2,500.00
sub-total	\$ 416,221.69	\$ (7,591.24)	\$ 476,422.23	\$ 163,065.58

Northgate

assessments	\$ 23,100.07	\$ 12,624.73	\$ 27,992.76	\$ 16,889.45
interest & late fees	\$ 11,285.47	\$ 2,360.62	\$ 18,927.71	\$ 2,393.48
	\$ 34,385.54	\$ 14,985.35	\$ 46,920.47	\$ 19,282.93

Totals

assessments	\$ 128,102.95	\$ 71,435.77	\$ 134,826.37	\$ 68,549.38
interest & late fees	\$ 44,412.06	\$ 12,240.34	\$ 65,100.13	\$ 10,393.07
attorneys fees	\$ 68,171.39	\$ (12,158.48)	\$ 86,096.78	\$ 11,680.79
violation fines	\$ 208,115.44	\$ (64,918.91)	\$ 233,564.42	\$ 89,110.27
admin.fees	\$ 183.39	\$ (226.61)	\$ 455.00	\$ 115.00
lease fees	\$ 1,622.00	\$ 1,022.00	\$ 3,300.00	\$ 2,500.00

Total of both communities	\$ 450,607.23	\$ 7,394.11	\$ 523,342.70	\$ 182,348.51
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Assessment delinquencies as a percentage of budgeted income

10.25%	5.71%	10.75%	5.47%
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Total number of accounts delinquent	227	\$	450,607.23
Accounts in collection	42	\$	293,543.23
Remaining accounts	185	\$	157,064.00

2020 Replacement Fund Expenses

MONTH BUDGETED	DATE CHECK ISSUED	DATE APPROVED BY BOARD	PROJECT	BUDGET	ACTUAL	VENDOR
Common Area						
February			Replace Lower Retaining Wall @ Lullwater Pool	\$12,500.00		
February	04/07/20		Camera/Access Control @ Winterthur Pool	\$6,000.00	\$5,500.00	Silent Safety
				\$18,500.00	\$5,500.00	
Fitness Center						
January			Fitness Equipment, if needed	\$4,000.00		
				\$4,000.00	\$0.00	
Lake						
February			Fountain Motor Replacement	\$8,000.00		
				\$8,000.00	\$0.00	
Playground/Parks						
			Re-stain equipment (\$16,000)			
April/May			Annandale Stain	\$2,000.00		
April/May			Highcroft Stain	\$1,800.00		
April/May			Kentmere Stain	\$3,000.00		
April/May			Lullwater 2 Stain	\$1,000.00		
April/May			Madison Stain	\$4,000.00		
April/May			Olmsted Stain	\$2,000.00		
April/May			Revere Stain	\$2,200.00		
			Replace Equipment (\$35,500)			
March			Gramercy	\$13,000.00		
March			Highcroft	\$5,500.00		
February			Tennis Court	\$17,000.00		
				\$51,500.00	\$0.00	
Pool						
January	02/20/20		Quiet Pool Resurface	\$15,000.00	\$7,400.00	Deposit-Sweetwater
February	02/20/20		Mushroom Resurface	\$4,200.00	\$2,050.00	Deposit-Sweetwater
February	01/02/20	03/31/20	Renovate Main Pool Pump Room	\$25,000.00	\$5,580.25	Deposit-Nautix
	02/11/20	03/31/20			\$16,740.75	Final - Nautix
March	02/11/20	3/31//20	Replace Waterline to Main Pool House	\$8,800.00	\$6,800.00	Partial-Trinity
	03/04/20	04/28/20			\$1,600.00	Final-Trinity
March			Replace Winterthur Equipment, if needed	\$3,000.00		
September			Quiet Pool Cover	\$4,000.00		
				\$60,000.00	\$40,171.00	
Tennis Courts						
April			Recoat Courts 4/5 & 8/9	\$18,000.00		
				\$18,000.00	\$0.00	
Total Replacement Fund Expenses				\$160,000.00	\$45,671.00	
			Approved 3/31/20		(\$38,571.00)	
			Approved 04/28/20		(\$1,600.00)	
			Left to Transfer		\$5,500.00	

Legacy Park Summary Adjustment Report 2020

Name	Initiation Fee or Prepaid	Assessment	Late Fee	Interest	Admin Fee	Attorney Fees	Attorney Contingent Fees	Violation Fines	Lease Fee	Abatement	Admin Abate Fee	Total
Legacy Park and Northgate												
January	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,715.00)	(\$519.20)	(\$500.00)	\$0.00	\$0.00	\$0.00	(\$15,734.20)
February	\$0.00	\$0.00	(\$199.50)	\$0.00	\$0.00	(\$123.93)	(\$4,042.94)	(\$517.50)	\$0.00	\$0.00	\$0.00	(\$4,883.87)
March	\$0.00	\$0.00	(\$1,312.00)	(\$37.71)	\$0.00	(\$70.89)	(\$1,557.58)	(\$3,640.00)	\$0.00	\$0.00	\$0.00	(\$6,618.18)
April	\$0.00	\$0.00	(\$116.50)	(\$50.95)	\$0.00	\$0.00	(\$337.70)	(\$2,002.50)	\$0.00	\$0.00	\$0.00	(\$2,507.65)
May												
June												
July												
August												
September												
October												
November												
December												
01/01/19 - 12/31/19	\$0.00	\$0.00	(\$1,628.00)	(\$88.66)	\$0.00	(\$14,909.82)	(\$6,457.42)	(\$6,660.00)	\$0.00	\$0.00	\$0.00	(\$29,743.90)
						**	**					

Total Write-Off **(\$29,743.90)**

** Excluding bankruptcy, attorneys fees are billed to homeowners accounts therefore are not true write-off

Property Management Report
Board Meeting May 27, 2020

HOA Office Business

- Jack Houseal has completed the 2019 audit and tax return. The tax returns have been filed and the draft audit has been provided to the Board and we will invite him to a meeting when we resume regular meetings.
- The June 2020 newsletter will be electronic only. We will email a link to our website and post on the sign boards where it can be found. We plan to print 100 copies for the residents to pick up.
- The HOA Office reopened on Thursday, May 21 at regular hours, including the evening of May 26 from 5-7 pm. We have signs posted and permit only one person or unit group in at a time.
- We have scheduled another blood drive with the Red Cross on June 3 & 4 from 10 am – 3 pm.

Capital Budgeted Projects

- **Camera/Access Control** – These items have been installed at the Winterthur Pool and will be activated as soon as Xfinity installs the internet service, which will be the week of June 1st. We budgeted \$6,000 and spent \$5,500.
- **Tennis Court Resurface** – Signature Tennis Courts completed the resurfacing of courts 8/9 the first week in May.

Operating Budgeted Projects

- **Replacement of Light Globes** – This project is put on hold for the year.
- **Trail Repair** – Update provided in Old Business.
- **Tennis Court** – Repair work on the retaining wall and benches is scheduled to begin the week of June 1st. Budgeted \$5,000
- **Spring Power wash** – this has been completed, but not invoiced at this time. Includes all monuments and buildings. Budgeted \$5,000

Planning Session: Wednesday, June 10, 2020 @ 6:30

Board Meeting: Tuesday, June 23, 2020 @ 7:00

2020 COVENANT ENFORCEMENT REPORT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Carry Over Cases	309	322	363	439									
Appeals to Covenant	9	6	3	0									18
Appeals to Board	7	1	1	0									9
Modifications	25	26	20	34									105
Mods - Violation based	6	9	5	2									22
Vehicle Issues	0	3	2	0									5
Landscaping Issues	1	6	5	1									13
Weeds	0	0	7	0									7
Maint./Mailbox	1	3	2	1									7
Paint	0	1	2	0									3
TC/Recycling	0	1	1	0									2
Miscellaneous	7	4	11	7									29
Leasing/Signage	6	33	34	34									107
Total Cases Opened	56	84	88	79									307
Total Cases Closed	43	43	12	15									113
Invoices Sent	5	13	0	0									18
Monies Collected	\$12,631.00	\$23,599.00	\$48,349.00	\$207.50									\$84,786.50
Properties Abated	1	0	0	0									
Monies Spent	\$143.67	\$0.00	\$0.00	\$0.00									\$143.67
Budgeted Expense	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
Leasing Admin Fee	\$2,151.00	\$2,400.00	\$2,812.00	\$1,515.00									\$8,878.00
Total Number Leases	179	179	179	182									182
Invoices for Admin Lea	5	11	0	0									16
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	20	0	0	6	50	3	82	2	11	2	5	1	182
% Rental Properties	12.50%	0.00%	0.00%	5.77%	19.69%	2.13%	16.94%	1.65%	9.09%	2.20%	7.04%	0.68%	10.43%