



Michael Altman



Michaela Hicks



Bob Mulligan



Mike Sesan

CANDIDATE QUESTIONNAIRE

*All 2021 HOA Board candidates had the opportunity to submit answers to five 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. As we move into 2021, we will be faced with some of the same challenges of 2020, what are your thoughts on attending virtual Board meetings and making those meetings available to the HOA members?

Michael Altman: Virtual meetings are not necessary. For years, business was successfully accomplished utilizing conference calls. Additionally, regardless of the current circumstances, I have always adapted, overcome and succeeded. 2021 will not be any different. Finally, five Board members and one property manager need to attend Board meetings. I feel there is ample space in the clubhouse to accommodate social distancing guidelines and keep everyone safe. As a member of the Finance Committee, I recently attended two meetings in the clubhouse without any concerns or problems. We stayed six feet apart and we all wore masks.

In regards to making meetings available to the members, I believe all meetings, past, present and future should be made available through Facebook or some other virtual source and recorded so they are always conveniently available to all members. We are just a community of hard working individuals and secrets are not necessary.

Michaela Hicks: So long as the Board is comfortable meeting in person, I believe that they should continue to hold meetings as they have been; accommodations should be made for those who wish to attend virtually. Regardless, I am a strong proponent of making board meetings available for community participation through online platforms. It is likely that public participation would increase and correlate with opportunities for vocalization. Open communication through virtual board meetings will foster community trust and allow for transparency.

Bob Mulligan: Thank you for the questions. As we are all concerned about the Covid 19 Virus, I think it is important that we show strength during this time. I think it is the utmost important that we meet face to face, maintaining proper social distancing and if necessary, wear a mask but to be able to show our community that we are committed to the task at hand, and to keep their faith in our Board. If we are facing a complete disaster then yes, I would be open to virtual Board Meetings for the safety of everyone.

Mike Sesan: If this situation dictates virtual meetings, I support it 100%. We must maintain a professional dialogue and structure throughout the virtual meeting. All virtual meetings should be available to HOA members.

2. 2020 saw many events cancelled. For 2021, if budgeted events continue to be cancelled, what are your thoughts on issuing a refund to the HOA members accounts? What are your thoughts on refunding to HOA members accounts for budgeted cancelled 2020 events?

Michaela Hicks: Anticipating canceled events going forward and back-tracking for this year are two entirely different issues. Should there be cancelled events in 2021, HOA accounts should not be refunded a portion of their dues. Dues collected can be appropriated for amenity development, furthering/implementing initiatives in the community, ground maintenance, increased safety measures, and modernization where applicable. I believe that dues should remain the same, not to discount personal hardship, but to have an increased discretionary income for maintaining and modernizing our neighborhood to its fullest extent.

Further, the 2020 year is essentially done. We cannot go backwards but can only look forwards. I think that the amount and expectations have already been well-communicated and need not be revised.

Bob Mulligan: For example, if we have to cancel 4th of July and the HOA was able to save \$40,000 that should be divided evenly among the 1700 plus homes in Legacy Park and offered as a credit towards the next years annual fees or given a refund during the present year. But let's hope we can open everything as in the past before Covid 19.

Now that we have the vaccine, we should be able to reopen our events especially for the younger children, as the virus seems to have very little effect on their health and well-being. Once our events are open once again, we can require those in attendance to wear a facial mask if the CDC guidelines require that. But if we are unable to have our events, then the money that we would have saved on any or all events should be evenly divided and refunded to our Homeowners.

Mike Sesan: Events are 4% of total budget of \$1.5MM. This represents \$59,000. We have 1958 homes so if a refund was approved it would be approximately \$30.13 per household assuming all events are cancelled. If not all events are cancelled it would have to be done pro rata. I am typically not one to make waves about something like this. For the time and administrative costs, we must look at the cost benefit ratio in implementing this exception.

Michael Altman: The annual budget for community events averages approximately \$80,000.00 per year. If you multiply that cost times two years, 2020 and 2021, it amounts to \$160,000.00. Now, if you divide \$160,000.00 by the 1700 homes in Legacy Park, you arrive at a refund of \$94.12 per home at the end of 2021. This is certainly a lot of money and a viable outcome. However, another possible alternative would be to reduce our 2022 annual assessment by \$94.12. Both solutions achieve the same outcome. We as members are compensated for the activities that did not occur during 2020 and 2021. Another outcome might involve taking the \$160,000.00 and putting it in a secure perpetual savings account that could be used to contribute to one or more deserving Legacy Park only college students. Finally, maybe the community could vote to use the money for a big budget item that the community would like to see undertaken. All options are realistic possibilities and there is only one fair way to resolve this issue. Put it to a member vote, and use the money in the manner the community wants to use it. Personally, I do not have an opinion as to how the money should be utilized. I just want it to be used for the greatest good!

3. What are your thoughts on replacing paper communications with electronic communications with the HOA members?

Bob Mulligan: I think sending the Newsletter via electronic communication is a great way to communicate, but also to be able to print the newsletter if someone does not have a way to get the electronic communication. As far as voting or special communications, I think those should be in writing and sent through the US Postal Service as well as electronically.

Mike Sesan: I am always a fan of replacing paper with electronic communications. We live in a digital world at this time, so we need to adapt to it. Saving trees, I support 100%.

Michael Altman: Personally, I looked forward to the Town Herald hanging on my mailbox every month. It was prepared with considerably thought and care. Additionally, it provided important community information regarding current and future events and community activities. Furthermore, as an older member of the community, I'll be 65 soon, I cherish my privacy, Therefore, I would not willing provide Legacy Park, or anyone else, with my personal email address, so that Legacy Park, or anyone else, can send me electronic communications. On a daily basis, there are reports of individuals, corporations and even major governments being hacked. Once this occurs, only the good Lord knows what happens to our personal information. Additionally, and unfortunately, this situation is not getting better; there are frequent reports of severe and serious hacks that are multiplying every day.

Michaela Hicks: Technology and its integration are truly the forefront of our interconnected society. Additionally, eco-friendliness has grown in importance over the past decade. I see exceeding value in replacing paper communications with electronic communications were possible, however, I think it fair that homeowners receive the option to select how they desire to receive communication—whether it be electronically or through paper distribution. There may be pockets of homeowners who are not comfortable with electronic communication, and the cost is likely not exponential to accommodate peoples' desires where this is concerned.

4. What specific skills, personal and professional, do you have that will have a positive impact on the community?

Mike Sesan: Relationship Building and Negotiations. I am a team player and can see different sides to a situation and come to a reasonable conclusion. All board members do not have to agree but we respect each other's opinions.

Michael Altman: I spent 24 years in the military providing care and leadership in numerous positions. I managed everything from operating rooms to Intensive Care Units. These roles taught me to care about others and, in particular, to pay attention to detail. I also have a degree in Accounting. In particular, I hope to utilize this skill to persuade the Board to adopt conventional accounting practices and standards. The goal is to develop standard balance sheets and profit and loss statements that are easily understood. We as members should not have to guess how much money Legacy Park has in the various bank accounts and how it is being spent. Bottom line, it is our money and we have a right to honest and accurate financial reports.

Michaela Hicks: In addition to near-proficiency in social media and technology integration, I am a strong communicator—both verbally and in writing. I am a teacher who excels at clear, effective communication, advocating for diverse populations, and anticipating conflict. Additionally, I feel that

my role as a researcher and doctoral candidate speaks to my willingness to become educated on matters that I am not fully competent in. Perhaps my greatest skills that would yield positive community impact are a willingness to serve, to listen, and to advocate for the betterment of our neighborhood. Genuinely, my greatest strength is my husband, who supports everything that I do—I believe that he truly enables me to prioritize involvement on our HOA board.

Bob Mulligan: Most importantly is being a Father and a husband. I have a 5-year-old son James that many of you may have seen on Facebook when his 9-foot Santa was slashed this past Christmas and a wonderful and kind homeowner in Legacy Park Tony Lopez replaced it for us and gave it to James. I also know the importance of having activities for the youth in our community. As an assistant with 3-5 youth soccer and being involved in other activities with my little guy, I know the importance of maintaining youth activities for all.

Secondly, I served on the Board of Legacy Park as Vice President, Treasurer and Secretary. I know the ins and outs of working with our great Staff at the HOA. I know and value the importance of their input to keeping Legacy Park a great community. During the time I served, I worked with Lisa and Joanne to review our Contracts with Landscaping, Pool management & maintenance, Insurance Policies and was able to save over \$50,000 by renegotiating those Contracts. Working with our other Board Members and the Staff at the time we were able to fund the Volleyball Court and the Disc Golf Course.

Thirdly, I am a Disabled Veteran and value our relationship with all of our Veterans and those with disabilities. I was honored to Serve 8 years in the USAF in the Security Forces. I also served in the GA Air National Guard at Dobbins AFB. So, I know the details of protecting and serving our Community. Fourth, I have Master's Degree in Public Administration and know how to plan, budget and execute the plans and procedures for Legacy Park. I know the value of balance. The balance between having an active and well-maintained community as well as balancing that with fair and reasonable HOA Fees. I also have business background in Taxes, Finance, Insurance, Law Enforcement, Major Event organization and Sports.

5. What is your vision for the next 5 years for the community?

Michael Altman: We should continue to provide community events, support or children with love and ensure the community maintains its current standard of care. Finally, but not the least, we must maintain the care and love this community and the individual members have developed over the years. Personally, I feel this is Legacy Park's most enduring legacy.

Michaela Hicks: The next five years in Legacy Park have the potential to be formidable and transformational. First and foremost, I envision an increased level of programming for teenagers. There is a growing amount of middle and high school students in our neighborhood who deserve programming that is engaging, timely, and fosters community within that age bracket throughout the year. Currently, we have great initiatives for this age-group during the summer, and I would like to see something continued. There are undeniable benefits to increasing community engagement among such a vulnerable population.

Additionally, I believe that our community is evolving and that our offerings should be aligned with what is of current interest. We need to inventory everyone in order to discern which amenities, programming, and events are best serving our population. From there, we must make financial modifications that appeal to our masses and support the desires of our community. This will increase

participation and counter some of the impacts of the aging nature of the neighborhood. Further, improving amenities will help Legacy Park to remain current amidst newly constructed neighborhoods within a five-mile radius.

Bob Mulligan: My vision for Legacy Park over the next 5 years is to see that our community continues to maintain the beauty of our Common Areas, to enhance the activities for the Youth as well as our Adult Community, to continue and support our great Tennis Community, and most of all that we continue to enforce our Codes and Covenants equitably as to maintain and increase the value of our Homes in Legacy Park. And finally, to make sure that we plan for the current and future expenses for the HOA working with our Finance Committee and the Staff of HOA to continue to create a bright future for all that live in Legacy Park. Always looking forward to ways to enhance our community. I am honored to have your vote and to have the opportunity to serve Legacy Park once again.

Mike Sesan: We have a maturing community. We are funded well, and we must keep working on INCREASING PROPERTY VALUES. If there is an additional amenity, we can add we must proactively pursue it to maintain a competitive advantage to other local communities in our area as well as offer more to our community members. We should continue to look for upgrades to our pool, tennis, soccer, swimming, disc golf, playgrounds etc.