

**1. What skills, resources, and expertise do you have that will benefit this community if you are elected?**

25 years of leadership expertise and adept administrative experience honed while serving our country in the U.S. Army as a Hospital Administrator for various high intensity medical units; such as ICUs, Emergency Rooms, Operating Rooms and New Born Care Nurseries. Additionally, just prior to my retirement I was responsible for all the Hospital Inpatient Care Units. These responsibilities required me to make split second decisions to ensure a positive outcome for my doctors, the unit staff, and more importantly, the people we were charged with caring for with the most advanced medical equipment and clinical practices.

Compromise and a common sense approach to achieving community goals for the greater good.

Volunteered to serve on the Finance Committee for the past 12 years. Each of those years, I fought to moderate our expenses and ensure assessment increases were financially necessary. Of note, during the 2022 Finance Committee I voted for the first time to approve an assessment increase, However, I agreed with the three other CPAs on the Finance Committee and voted for a five percent increase, not the 10% assessment increase approved by the Board. Between last year's five percent increase and this year's 10 percent increase, our assessments have increased 15 percent in just two years. That is considerably more than the current inflation factor of 7.7 percent according to the Bureau of Labor Statics (BLS), percent changes in Consumer Price Index (CPI) for All Urban Consumers (CPI-U): U.S. city average. Additionally, and fortunately, inflation may be stabilizing. The BLS noted that all October 2022 CPI increases were smaller than for the period ending September 2022. Let's all hope this trend continues.

Bachelor of Business Administration in Accounting with Phi Kappa Phi and Delta Mu Delta honor society awards.

**2. What are you seeking to accomplish for the community if you are elected to serve on the Board of Directors?**

As I stated, in my Biography, the reason I am running for the 2023 Legacy Park Board is simple and I only have three goals. The first goal is to sustain Legacy Park's renowned community reputation. The second goal is to ensure the steady and positive growth of our home values. The third goal is to help the Board control costs and minimize assessment increases. To achieve these goals I feel the Legacy Park Board must:

- Preserve our amenities in immaculate condition.
- Ensure the pristine condition of all Legacy Park communities and the homes within them.
- Foster mutual respect between the members and the Board.
- Proactively monitor and control Legacy Park's budget in accordance with my personal beliefs and Legacy Park's 2021 Strategic Mission Statement. Which states, Legacy Park will: hold down costs and develop efficient processes, tools, and teams to deliver prudent use of assets

**3. What major projects in the community are you aware of that have been completed or resolved?**

Being a member of the Finance Committee affords me the opportunity to review the budget and the reserve study, which allows me to understand most projects in Legacy Park are ongoing, related more to the maintenance required to keep our amenities in pristine condition than there are completed projects.

Examples include; replacing the traffic signage and the taller traffic poles required by Federal Law, installing water backup prevention valves on the water outlets located throughout the common areas, replacing grass in worn spots, plus a reserve study full of ongoing projects.

As far as completed projects go, I know of a few:

- Replacement of Legacy Park Boulevard's two entrance signs and the garden bed.
- New Clubhouse cabinets, furniture and floors.
- New centralized children's play area near the Clubhouse.
- New splash pad at the main pool.
- New outdoor gym.
- Legacy Park Boulevard and Circle were recently repaved at no cost to the members.

**4. If elected, are you willing to carry out your fiduciary duties as a Board member without being influenced?**

The answer you are most likely looking for is a simple "Yes!" However, I am a human being and many things affect me. These include news headlines like; 2021 Recession on the Way, US Economy Headed for a Hard Landing, More Than Half of Renters Will Never Be Able to Own a Home, US Banks Brace for a Recession, 401(K) Hardship Withdrawals Hit All-Time High, Americans Saving Money At Lowest Level in 17 Years as Recession Looms, and so on. Additionally, I discuss the economy, among other things, with friends and close family members. Many of them state they are having a hard time financially in the current economy. However, here is the bottom line. There are multiple forms of leadership from coaching to the autocratic style. Personally, I have always believed in the democratic or participative leadership style because its foundation is based on listening to other people. I believe it is thoughtless and arrogant to ignore other people's circumstances, feelings and concerns. You see, you can learn from anyone and everyone. Another defining principle of a participative leader is that when listening time is over, and it comes time to make a decision, or vote for matters regarding Legacy Park, being a participative leader allows me to make the final decision alone and vote for what is in the best interest of Legacy Park and the members. This leadership style, to me, allows me to carry out my fiduciary duties as a Board member without being influenced by anything other than my morals and ethical foundation.

**5. What does the mission of this organization mean to you as a Board member if you are elected to serve?**

In 2021, the Board adopted a Strategic Mission Statement. It is meant to provide fiduciary directions and goals for current and future Boards to follow when making decisions regarding Legacy Park.

The Strategic Mission Statement states that above all else, it is of utmost importance to protect the integrity of Legacy Park and the value of our homes. It also states that Legacy Park must consistently strive to be a leader in all aspects of community management, from updated technology to open communication with the members. Additionally, it states the appeal of Legacy Park must be maintained through enhanced amenities and common area landscaping.

So, what does it mean to me? It means there are written and well thought out directions and goals Board members must follow and accomplish for Legacy Park to be a community leader today and tomorrow. It means Board members must always protect the integrity of Legacy Park and the value of our homes so that we do not experience a degradation of our amenities or our home values. Additionally, it means Board members must support being a leader in community management, to include employing the best staff to ensure Legacy Park is beautifully maintained and seen nationwide as a go to community. It is important to understand all of these directions and goals coexist as one for the betterment of Legacy Park. Because of my appreciation for the Strategic Mission Statement, it has my full and unqualified support! I truly appreciate that the value of your home and mine has doubled in just the last couple of years!

**6. Are there any concerns you have about serving on the Board of Directors?**

No. Legacy Park is a great community to live-in and raise a family. You will not find many Boards, staffs, communities or members that routinely go above and beyond the call of duty. Legacy Park happens to be a community that does, and I would be honored if chosen to serve on the Board of Directors.

**7. How important is it to you to address the homeowners other than the monthly HOA meetings, i.e., this is Board members conversing with the community together?**

It is personally very important to me. Additionally, according to Legacy Park's 2021 Strategic Mission Statement (SMS) it is also important to the Board. You see, the SMS specifically states Legacy Park will:

- Strengthen resident satisfaction through consistent, transparent communication, listening and acting on frequent feedback from a diversity of homeowners and to develop a culture of consensus building.
- Increase homeowner participation by practicing openness and transparency, building greater trust, reducing conflict, and increasing opportunities for involvement.
- Therefore, as long as the Board is not in an Executive Session, or the nature of the discussion could potentially expose Legacy Park and the members to some sort of monetary legal liability, I feel most information should be willingly and honestly provided to the members.

I would be honored if elected as a member of the 2023 Board. I promise to maximize my many years of leadership and administrative skills while working with the Board, the Staff and the members to maintain and improve the best Town Park Community in Georgia, Legacy Park.

It is my sincere hope that everyone has had a prosperous and blessed 2022 and that those flourishing times and blessings continue into 2023.

Kind Regards,

*Michael C. Altman*