



HOA Website

Many of you have successfully signed into the website. If you haven't had the chance to do so yet, please take a moment to visit and set up your homeowner access. The public area has general information, but the homeowner area has much more.

lplhomeowners.com

2025 Assessment due!

2025 Annual Assessments became due 1 Jan, 2025 and will become late on 1 Feb, 2025. This is according to paragraph 9.2 of the current Bylaws (last revised 2000). Please send checks payable to Legion Park Landing Neighborhood Association and mail to our PO Box 6141, Miramar Beach, FL 32550, for \$650.00, or [click here to pay by credit card](#).

Possible 2025 Projects

Updating the CCR's and Bylaws

Repair pond dock and walkway

Front entry gate

New or updated mailboxes

President's New Year Message

With 2024 over, I want to reflect on what we've achieved together as a community and look ahead to the exciting opportunities that await us for the new year.

One of our significant accomplishments this year has been the successful completion of the road re-paving project. This long-anticipated improvement, which was years overdue, was made possible by your patience and cooperation. It has not only enhanced the safety and functionality of our neighborhood but also added to the overall curb appeal of our community. The road should last another 20 years. It was truly a collective effort that made this project a success.

The pond at the back of the community now features functioning fountains, and the algae levels have been reduced to protect the aquatic life. The turtles no longer have as much green algae on their shells, and the pond looks and smells much better. This restoration project, led by homeowner Mark Young, is a testament to our community's commitment to preserving our natural environment. Thank you, Mark, for your dedication and for working with the Lake Doctors to treat the pond over the past several months.

I want to express a heartfelt thank you to Fran, the Chairman of the Architectural & Hospitality Committee, and her husband, Hal Newsom, for decorating our neighborhood sign for the holidays. Their generous donation of decorations and creativity helped create a warm and welcoming atmosphere we all enjoyed. The addition of the flowers and your continued maintenance also provide a lovely welcome when entering the neighborhood.

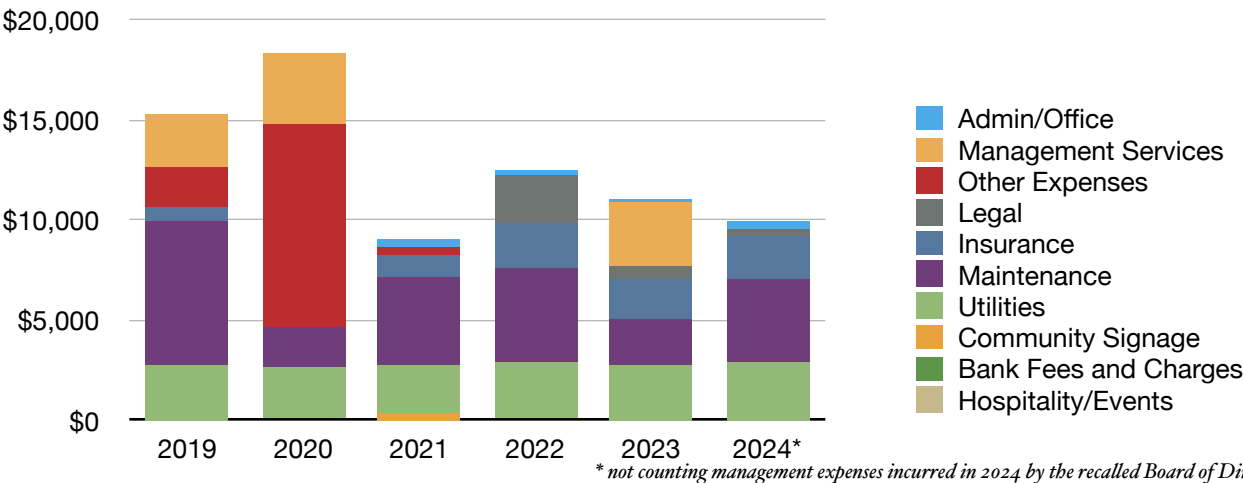
I also want to express my sincere gratitude to my fellow board members for their hard work, dedication, and collaboration throughout the year. Your behind-the-scenes efforts have been invaluable in keeping our community running smoothly and ensuring the success of our projects and initiatives. Working alongside such a committed and trustworthy group of individuals has been a pleasure. Your contributions, big and small, have made Legion Park Landing a wonderful place to live. Thank you for your continued involvement and dedication.

As we look ahead to 2025, our board is committed to maintaining and enhancing our neighborhood and promoting a vibrant community spirit. We always welcome your feedback and encourage you to stay engaged by visiting our website for updates and attending board meetings whenever possible.

Wishing you and your loved ones a very Happy and Prosperous New Year!

As we conclude 2024, we are pleased to announce several significant achievements. We have successfully reduced the neighborhood's operating expenses; see the chart below.

By transitioning back to a self-managed neighborhood and identifying areas to cut costs, we eliminated unnecessary expenses, ensuring that our financial resources are used wisely and for the benefit of our community. We successfully revitalized the long-neglected drainage pond and secured an excellent deal for repaving the road.



After months of meticulous work, we reconstructed our association's financial history from 2020 to March 2024. Accounts that had been long-standing at Regions Bank were closed on January 17, 2024, and transferred to new accounts at Community Bank, then 2-months later, on March 18, 2024, these Community Bank accounts were closed. Closing the Community accounts was action taken in direct violation of the directive established at the recall meeting on February 24, which instructed the previous Board not to conduct any further business following their recall and until the new elections were completed; however, Casey Lewis transferred all HOA funds to bank accounts owned and managed by LS Management, at First Century Bank. Since then, ALL funds have been removed from LS Management control. The new HOA accounts are at Rensant Bank under the Legion Park Landing Neighborhood HOA.

Despite paying LS Management \$4,177 for 10 months of servicing, they stated they have no records of minutes, meetings, or individual proof of homeowners' payments. Thank you to all homeowners for providing proof of payments for 2023 and 2024, as we resolved the deposit discrepancies and determined the outstanding and past-due accounts.

After reviewing all bank accounts, we noticed significant concerns. Brandon Kelley, former HOA president, had two cash withdrawals of \$2000 each in 2022 & 2023. The withdrawals have no receipt or record of what this cash was spent or used for, and there are no minutes or meeting notes to confirm or approve the cash withdrawal. This unaccounted cash was removed from our financial accounts without explanation. Also concerning were over \$1,000 in purchases from Lowes, Home Depot, and Ace Hardware with no receipts or indication of their purpose.

Further, we discovered that Brandon never paid the annual dues assessments for '21, '22, '23, and '24 during his presidency. We were able to collect the '23 dues and his portion of '24 during the sale of his home but had not yet realized the extent of the amount owed. We also adjusted Casey Lewis's incorrect estoppel she signed and included the \$1,000 new buyer's fee collected on home sales starting in 2021.

The comprehensive financial analysis results, including a breakdown of income and expenses and the impact of the mismanagement, are available for review on the website's homeowners section. All approved bank statements and minutes are also available for review.

The analysis shows our financial status and the changes we've made to ensure better management in the future. We have laid the groundwork for continued budget reductions. Unless there are any changes in direction, we anticipate maintaining similar budgets and expenses in 2025 and beyond. This sets a solid foundation for our neighborhood's future financial stability, giving you peace of mind that we will frugally utilize your hard-earned money while ensuring that we take care of only the necessary maintenance costs of our small neighborhood.