



NOTICE OF ANNUAL MEETING

TO: Cameron Glen Homeowners
FROM: The Board of Directors
DATE: November 14, 2020
RE: Annual Meeting Notice

Pursuant to the Bylaws of the Cameron Glen Homeowners Association, Inc., Article II, Section 1, you are hereby given **Notice of the Annual Meeting** to be held:

Date: Monday, December 14, 2020

Time: 7:30-9:00 PM

Place: The Cameron Glen Community Clubhouse Pool Area
1501 Cameron Glen Dr., Marietta GA, 30062

*Meeting will be held outside if possible, to assist with social distancing. Please bring/wear PPE for protection of yourself and others should the meeting need to be moved indoors

Please find enclosed:

1. Agenda
2. Proxy
3. Budget
4. Ballot
5. Bios of Candidates

Ballots will also be available at the door for voting for 3 (3) positions for the Board of Directors. Nominations will also be taken from the floor.

Please note that homeowners who are shown to be more than thirty (30) days delinquent in any payment due the Association will not be eligible to run for the Board of Directors or vote at the meeting.

We need a quorum of one-fifth (1/5) of total eligible homeowners to elect officers! If you are unable to attend the Annual Meeting, please sign and forward your proxy:

By Email gwozniak@cmacommunities.com

By Mail: Greg Wozniak-Manager, Cameron Glen HOA
C/o CMA
1465 Northside Drive, Suite 128
Atlanta, GA 30318

Proxies sent to CMA must be received by 12:00 pm (noon) on Friday, December 11, 2020 to be counted or given to another homeowner and presented before the meeting is called to order.



CAMERON GLEN HOMEOWNERS ASSOCIATION, INC.

Annual Meeting Agenda

7:30-9:00 PM

12/14/2020

1501 Cameron Glen Dr., Marietta GA, 30062

- I. Call to Order
- II. Verification of Quorum
- III. Opening Remarks from the President
- IV. Presentation of 2021 Budget
- V. Presentation of Candidates
- VI. Call for Nominations for Board of Directors from floor
- VII. Vote on New Board Members
- VIII. Question & Answer Session
- IX. Election Announcement of Board of Directors
- X. Adjourn



STATE OF GEORGIA

COUNTY OF COBB

PROXY

The undersigned, being the owner of _____ of Cameron Glen Homeowners Association, Inc., hereby appoints _____ as Proxy (*Board of Directors of Association if no name indicated*) with full power of substitution to vote on all business duly raised at the Annual Meeting of Cameron Glen Homeowners Association, Inc., to be held at 7:30 PM on Monday, December 14, 2020. This proxy shall only be valid for the purpose of voting and establishing quorum at said meeting and shall be automatically revoked upon the attendance by the undersigned in person at said meeting or by written notice to the Association at or prior to said meeting. This proxy supersedes and revokes all previous proxies.

IN WITNESS WHEREOF, the undersigned has executed this proxy this ____ day of _____, 2020.

Owner's Unit #/Address

Signature of Owner (Member)

Printed Name of Owner (Member)

Cameron Glen HOA			
Figures as of 9/30/20			
Description	2020 Budget	YTD Actual (to 9/30/20)	2021 Budget
Income			
3000 Homeowner Fees	\$82,950.00	\$82,738.80	\$82,950.00
3006 Bad Debt Write off	\$0.00	(\$2,024.80)	\$0.00
3020 Late Fees	\$0.00	\$499.80	\$0.00
3060 Move In Fees/Capital Contribution	\$0.00	\$2,800.00	\$0.00
3090 Fines	\$0.00	\$25.00	\$0.00
3200 Clubhouse Rental	\$0.00	\$100.00	\$0.00
3401 Tennis Income-Non Resident	\$0.00	\$660.00	\$0.00
3900 Interest	\$100.00	\$154.92	\$100.00
TOTAL	\$83,050.00	\$84,953.72	\$83,050.00
General & Admin			
4010 Insurance	\$4,350.00	\$4,625.00	\$4,625.00
4020 Management and Accounting Fees	\$6,780.00	\$5,085.00	\$6,900.00
4030 Legal Fees	\$500.00	\$0.00	\$500.00
4040 Office & Admin.-CMA	\$1,400.00	\$1,199.18	\$1,600.00
4041 Off & Admin. Onsite	\$400.00	\$0.00	\$400.00
4085 Website	\$500.00	\$0.00	\$500.00
4107 Income Tax	\$225.00	\$101.00	\$125.00
4130 Tax/Audit/License	\$315.00	\$315.00	\$315.00
4430 Association Events	\$1,000.00	\$537.84	\$500.00
4610 Bank Service Charges	\$20.00	\$10.00	\$20.00
SUBTOTAL	\$15,490.00	\$11,873.02	\$15,485.00
Grounds & Landscaping			
5025 Outdoor Lighting	\$400.00	\$0.00	\$400.00
5030 Grounds Contract	\$9,800.00	\$7,200.00	\$9,800.00
5047 Janitorial	\$300.00	\$140.00	\$300.00
5082 Lawn Treatment	\$1,120.00	\$640.00	\$1,120.00
5092 Landscape Improvement	\$3,000.00	\$644.70	\$3,000.00
5690 Holiday Decorations	\$150.00	\$110.24	\$165.00
SUBTOTAL	\$14,770.00	\$20,617.96	\$14,785.00
Repairs & Maintenance			
6000 Pool Contract	\$6,800.00	\$6,800.00	\$6,900.00
6005 Pool Supplies	\$500.00	\$592.01	\$600.00
6010 Pool Permit	\$315.00	\$315.00	\$315.00
6015 Pool Repairs/Maintenance	\$1,800.00	\$658.62	\$1,800.00
6105 Tennis Court Supplies	\$370.00	\$1,024.29	\$1,000.00
6560 Clubhouse Misc Supplies	\$1,000.00	\$581.20	\$1,000.00
7070 Building Repair & Maint.	\$2,000.00	\$1,067.10	\$2,000.00
7300 Termite Bond	\$150.00	\$150.00	\$150.00
7305 Pest Control	\$535.00	\$343.90	\$535.00
SUBTOTAL	\$13,470.00	\$11,532.12	\$14,300.00
Utility			
8000 Electric	\$7,800.00	\$5,601.22	\$7,800.00
8010 Gas	\$1,500.00	\$944.72	\$1,350.00
8020 Water/Sewer	\$3,500.00	\$1,427.72	\$3,400.00
8050 Phone/Internet	\$1,870.00	\$1,992.11	\$2,700.00
SUBTOTAL	\$14,670.00	\$9,965.77	\$15,250.00
TOTAL EXPENSES	\$58,400.00	\$53,988.87	\$59,820.00
Reserve Activity			
9000 Transfer to Reserve	\$24,650.00	\$18,487.53	\$23,230.00
9005 Reserve Capital Transfer	\$0.00	\$2,800.00	\$0.00
9027 Reserve Recreation Cap. Exp.	\$0.00	\$0.00	\$1,200.00
9100 Reserve Security Cameras	\$0.00	\$0.00	\$5,000.00
9145 Reserve Pavilion Expense	\$0.00	\$0.00	\$1,500.00
9506 Reserve Pool	\$0.00	\$0.00	\$6,500.00
9511 Reserve Tennis	\$0.00	\$0.00	\$300.00
9530 Reserve-Entrance Sign	\$5,000.00	\$2,165.48	\$0.00
9555 Reserve Pressure Washing	\$0.00	\$1,200.00	\$2,000.00
9600 Expenses Pd. from Reserve	(\$5,000.00)	(\$3,365.48)	(\$16,500.00)
SUBTOTAL	\$24,650.00	\$21,287.53	\$23,230.00
Total Expense + Reserve	\$83,050.00	\$50,623.39	\$83,050.00
Net Income/(Loss)	\$0.00	\$34,330.33	\$0.00

CAMERON GLEN HOA BALLOT 2020 Annual Meeting

2021-2022 terms

Please vote for one (1) from EACH of the following for your Board of Directors. Nominations will also be Accepted from the floor at the Annual Meeting:

PRESIDENT (2-year term, Expires December 2022)

Randy Bateman _____

TREASURER (2-year term, Expires December 2022)

Charles 'Buddy' Bell _____

SECRETARY (2-year term, Expires December 2022)

Nikki Cicerone _____

Current Board Members (Terms not expiring):

Vice President- Harry Price (term expires December 2021)

Secretary- Pramila Duphare (term expires December 2021)

Candidate Bios

Randy Bateman-President:

As the former HOA Vice-president, I became president in August of 2019 when the position became vacant. Our first task was to immediately challenge the application for a proposed townhouse development along Allgood Road near Scufflegrit Road. We attended the meeting and spoke in opposition to the project. The Project was tabled indefinitely. Our next Challenge was dealing with the current pandemic and how to safely open our amenities. After many meetings and emails with the current Board we formulated a plan that allowed our amenities to open with minimal disruption.

I am a former Mayor of a small city where I was responsible for generating budgets and administering same after council adoption, supervising all city departments and employees by establishing rules and procedures, interacting with local, state and federal representatives.

I would like to continue in my current position as President because I can utilize my administrative and fiscal experience to assist our community in developing and maintaining sound budgets and operating policies.

Charles 'Buddy' Bell-Treasurer:

I have held various positions on the Board for the past 6 years, including the treasures position for the past 2 years. I have lived in the neighborhood for 23 years. I enjoy our neighborhood and being involved I want to make sure our neighborhood continues to be a great place to live and inviting to those seeking home ownership

Nikki Cicerone-Asst. Secretary:

I am pleased to currently serve on the HOA board as Assistant Secretary, a position I accepted after being recruited by other board members to fill the opening. In addition to assisting with secretary duties, I developed, implemented and continue to maintain the current HOA website. I have decades of experience in information technology, working in education as well as working as an independent consultant. In addition, I served as secretary for two years on a PTA board, and for four years at a regional woman's relief society in my previous hometown of Frederick, Maryland. I have learned much through my experience with the Cameron Glen & Cameron Park HOA and am grateful for all those who I've been able to work with. I would like to continue serving because I appreciate opportunities to use my skills and former experience to help and connect with my neighbors.