

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
April 16, 2019
7:30pm

Present: Patrice Diamond, President; Anita Williams, Secretary; Member-At-Large, Patricia Prayor; Community Association Manager, Nadine Rivers-Johnson; and Office Associate, Velvet Loyal.

Call to Order – President Diamond called the meeting to order at 7:43pm.

Minutes and Financials - A motion to waive the reading of the Minutes was made by Secretary Williams, seconded by Member-At-Large Prayor and passed unanimously. A second motion was made to waive the reading of the Financials by Secretary Williams, seconded by Member-At-Large Prayor and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Reports

1. **President's Report**

- President Diamond acknowledged the many landscaping improvements at the front entrance, along Mainstreet Park Drive, and the common areas. She thanked the staff for their work.
- Solar cameras were installed at the playground space and the Pavilion. An additional camera will be installed at the entrance to the Clubhouse parking lot.

2. **Management Report**

- Funds from Mainstreet's Leasing Administration program are \$2783 year-to-date.
- Pool season opens on Memorial Day weekend. Pool resurfacing at the East Pool has been completed. Mainstreet purchased additional lightly-used chaise lounges and chairs from a sister association. We will replace any old pool furniture and add the newly purchased items.
- The dance class program will proceed as soon as a day is selected and proof of insurance is provided by Genelle Brewster, instructor. Wednesdays seems to be the available day.
- Association revenue from homeowner fees continues to increase, and home sales are very active. Our delinquency rate continues to decline, but collections activities will continue.
- ARB issues are improving but still need work. President Diamond wants to re-institute the "Yard of the Month" program in Mainstreet.

New Business

1. **Mainstreet Community Neighborhood Signs Redesign** – The Board will review several graphics designs submitted by Vice President Dickey for consideration as the new association signs template. Once the final design is chosen, Community Association Manager Rivers-Johnson will get estimates for the signs and installation pricing.
2. **Clubhouse Parking Lot Sealcoating/Striping** – Community Association Manager Rivers-Johnson will obtain a proposal from Pro Asphalt to sealcoat and re-stripe the parking lot in time for the opening of 2019's pool season.
3. **Scouts in Mainstreet** – Scoutmaster Zach Fisher would like to start a Boy Scouts Program in Mainstreet. A motion was made by Member-At-Large Prayor to accept the program, seconded by Secretary Williams and passed unanimously.

Homeowner Q&A: No homeowners were present.

Adjournment - A motion was made by Member-At-Large Prayor to adjourn, seconded by Secretary Williams and passed unanimously to adjourn the meeting at 8:20pm.

The next Board meeting is scheduled for Tuesday, May 21, 2019, at 7:30pm.

Minutes submitted by Secretary Anita Williams
Mainstreet Community Services Association, Inc.