

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
May 16, 2023

Present: President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Member-At-Large Willie Lebeau; Community Association Manager Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners/residents via Zoom.

Called to Order - Meeting convened at 7:30pm by President Diamond with all members of the board present, as well as administrative staff.

Minutes – A motion to waive the reading of the Minutes was made by Member-At-Large Lebeau, seconded by Treasurer Middleton, and passed unanimously.

Financials – A motion to waive reading of the Financials and to approve them was made by Vice President Dickey, seconded Member-At-Large Lebeau, and passed unanimously.

Reports

- **President’s Report** was made by President Diamond discussing:
 - Automobiles create ‘donuts’ in the street or association. Please call 911 when it’s occurring.
 - Dumpster in clubhouse parking lot – this dumpster is not for use by homeowners. Please make use of the Special Collection Bulky Item Pickup process through DeKalb County Sanitation.
 - Seasonal information – grass, mailboxes, barking dogs, and other nuisance noises are more prevalent in the warmer seasons. President Diamond encouraged homeowners present to be mindful of their neighbors and maintain the exterior of their homes.
 - Squatters – ARB and staff have been monitoring suspicious activity and encouraged all to be vigilant in posting home sales/rentals on social media.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
 - Delinquencies, homeowner payment plans and electronic payments.
 - Clock tower painting, pool resurfacing, new roof, irrigation system updates, and other improvement projects.
 - Collections through Georgia Assessments Recovery (GAR) and rental report.

Old Business

- **Clock Tower Replacement Project** – Painting of the poles is being completed along with sealant being applied to cedar enclosure of clock facings.
- **Pool Season 2023** – Armed security being employed on weekends, along with two pool monitors during weekdays. Also closely monitoring for proper swimwear only and checking bags prior to entry onto pool decks.
- **Assessment Payments Scanner Machine** – Homeowner payments can now be directly scanned to CMA’s bank for posting to homeowner accounts within 48 hours onsite. This provides savings to the association for postage, and it allows the homeowner account to reflect payments expediently.
- **Mainstreet Park Drive – Traffic Calming Update** – Association filed an application in 2017, which failed in 2019 for failure to secure 66 2/3% of homeowners from Mainstreet Park Drive between S. Hairston up to Walker Road. There were too many “feeder” streets involved in an application covering 2.9 miles and over 500 homes.
- Other homeowners reapplied in 2022 for a small portion of Mainstreet Park Drive covering Martin Road to Bridgewater Court and involving approximately two dozen homes. This incremental approach was successful and passed all steps in the Traffic Calming process in May of this year.

Speed bumps have now been put on the schedule to be installed by DeKalb County on the portion of Mainstreet Park Drive starting at Martin Road and ending at Bridgewater Court. Hopefully this approach will encourage other homeowners to apply for the Traffic Calming process for their respective neighborhoods within the community.

New Business

- **Mainstreet Turns 50 in November!** – Mainstreet Community turns 50 in November of 2023, and the Board/staff are planning a Community Day for October of this year to celebrate. More information will be forthcoming in early September.

A motion to adjourn was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously. The meeting adjourned at 8:05pm.

Due to inclement weather, a Q&A segment for homeowners after the meeting was canceled.

The next Board meeting will be scheduled, with notification going out via email to homeowners prior to said meeting. A reminder eblast, along with the Meeting ID/Passcode, Agenda, Minutes, and Financials, will be sent electronically to homeowners on the day of the meeting. Community Association Manager Rivers-Johnson reminded homeowners of the importance of keeping their contact information up to date at all times. As always, hard copies of approved Minutes and Financials are available for pick up at the clubhouse administrative office during normal business hours.

Minutes submitted by Secretary Darryl Irvin
Transcription by CAM Rivers-Johnson
Mainstreet Community Services Association, Inc.