

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
October 17, 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 property manager. President Diamond read the meeting preamble into the record.

Minutes – A motion to waive the reading of the Minutes was made Secretary Irvin, seconded by Vice President Dickey, and passed unanimously.

Financials – A motion to waive reading of the Financials and to approve them was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously.

Reports

- **President's Report** was made by President Diamond discussing:
 - Halloween is coming, and homeowners present were reminded to keep their lights on and look out for Trick-or-Treaters on the streets.
 - Mainstreet Community will once again donate Halloween plastic eggs and candy to E. L. Miller in support of the annual Fall Festival. This is the 5th year the association has supported the school as an integral part of the community.
 - An ARB reminder to keep lawns and curb appeal up for all homeowners. It is an important part of keeping up community property values.
 - President Diamond reminded everyone to register and vote. Voter information will be provided in English and Spanish at the Mainstreet Community Day being held 10/21/23.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
 - Pool season was successful with no incidents. Total income for season: \$4,822.72, with repairs to include replaster of Family Pool deep end, auto filler, baby pool pump, and depth marker hooks.
 - Security gates/bollards completed at parking lot to prevent unauthorized after-hours access and dumping of contractor debris and other trash in clubhouse dumpster.
 - Collections ongoing with 5 accounts turned to Lazega & Johanson for lawsuit filings; 15 active in-house homeowner payment plans; 20 lump-sum payment agreements signed and paid.
 - A total of \$10,708.31 delinquent fees collected through Georgia Assessment Recovery (GAR).
 - Leasing administration saw a 5% reduction in rental rates for Mainstreet; \$10,785.99 collected ytd.
 - Late letters and ARB letters sent for a total of 347 processed during last quarter.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin discussing:
 - Two meetings have been held since taking over as Crimewatch Chair. He is soliciting for Neighborhood Captains for each of the 14 neighborhoods in Mainstreet.
 - Crime in Mainstreet Community, such as car breakins, etc. can be reduced with coordination among neighbors.
 - Change cannot occur without using police and other public safety resources to our advantage.
 - It will take efforts from the community to make and see changes. Let's all take responsibility and not fear the police. They can be our ally in the fight for a safer community.
 - Know your neighbors and don't live in a vacuum. Neighborhood Captains will be critical in gathering data and helping us know our neighbors better.

Old Business

- **Clubhouse Parking Lot Gates and Security Bollards** – Due to increased loitering, illegal dumping, and other activities that were occurring in the clubhouse parking lot after business hours, the board authorized installation of parking lot gates that will be locked outside of normal business hours. Parking along nonresident side of Mainstreet Park or Model Court is readily available after hours to access either the tennis courts or clubhouse fitness center.
- **Mainstreet 50th Celebration & Community Day** – Mainstreet turns 50 on November 9, 2023, and the association is celebrating with activities at the clubhouse on Saturday, 10/21/23. Events will be held at the clubhouse, parking lot, and supplemental activities will be ongoing at the Pavilion with school supply giveaways and free haircuts sponsored by Genesis Deliverance.

New Business

- **Fine Hearings** – Two fine hearings for ARB noncompliance were held with homeowners in Executive Session with the board during last quarter.
- **Architectural Review Board Requests** – ARB request procedures were outlined for those in attendance. ARB prior approval is required for exterior modifications to include: painting, roofs, gutters, windows, pavements, tree pruning/removal, etc.
- **‘Garden of Eatin’** – Girl Scouts completed a project at the community garden by planting a total of 90 seedlings. This spring should produce great crops. Plots are available to interested homeowners free of charge.
- **Homeowner Contact Information** – The importance of keeping homeowner contact information up to date in the association’s database was discussed. The association went “green” over a decade, which means most official communication will be done electronically or by Calling Post. It will also assist against squatters and real estate fraud by ensuring the association has a way to contact all valid owners of record.

A motion to adjourn was made by Secretary Irvin, seconded by Vice President Dickey, and passed unanimously. The meeting adjourned at 8:17pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 30 minutes after adjournment of the board meeting.

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.