

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
May 15, 2018
7:30pm

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

Call to Order - The meeting was called to order at 7:35pm by President Diamond. President Diamond explained the order of business and the Board's policy on homeowner Q&A at regularly scheduled meetings.

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

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

Old Business

1. **Parkside Townhomes Commercial Meter/Bill** – Discussion on the present status of Parkside's water bill and sub-metering system commenced with Community Association Manager Rivers-Johnson providing an update. The leak was repaired and the adjusted repair credit applied by DeKalb County Watershed Management (which included waiving of all late fees and interest). As a result, the monthly bill has returned to the average monthly costs incurred by the Association.
2. **Gerald A. Ferguson Scholarship Winner** – The winner of the 2018 scholarship, Mekayla Martin, was announced by President Diamond, as well as the process for selection. The winner will be presented with a scholarship certificate at a later date and the funds disbursed to the Financial Aid Department of her school of choice upon verification of enrollment in summer of fall classes.
3. **President's Report**
 - National Night Out: President Diamond encouraged neighbors to meet and participate in this annual event. Crimewatch Coordinator Williams will be ready to head Mainstreet's program.
 - DeKalb County Shredding Event: President Diamond reminded those present of this annual event to be held June 9, 2018, from 8am-12noon.
 - NextDoor: President Diamond encouraged community members to join NextDoor to stay abreast of events and comments that affect our immediate and surrounding communities. It can also be used as a source for getting services referrals
 - GAR (Georgia Assessment Recovery) Collections: The GAR Collections Program has collected over \$10,500 in past due HOA fees from delinquent homeowners and has proven successful in their efforts to date. Another batch of delinquent accounts with balance in excess of \$3000 will be turned over to GAR in September 2018.
4. **Management Report**
 - Pool Season: Pool season begins 5/26/18 this year.
 - Mobile Farmers Market – Mainstreet Community has been selected as a Mobile Farmers Market Site by DeKalb County Ext Services for the third year in a row. The mobile market bus is scheduled for Mainstreet's Clubhouse parking lot on Tuesdays from 5-7pm beginning June 5, 2018 through September 25, 2018. All are encouraged to participate in this healthy living initiative program.
 - A tree fell on common area and had to be removed at a cost of \$2500.

- Leasing Administration currently has 140 units in compliance.
- There are currently 3 properties with signs indicating they're for sale and 20 properties have sold since January 2017.
- I-9 Sports Program needs to enforce parking rules for its participants and keep the Clubhouse storage area clean where their equipment is stored.

New Business

5. **Parkside Townhomes Overflow Parking Marking** - Abuse of overflow and curbside parking in Parkside Townhomes is rampant. The Association will engage Pro Asphalt to properly mark and stripe all overflow and curbs in Parkside within the next 60 days. Homeowners in the affected areas will be given prior notification before commencement of the project. A motion to approve the project was made by Vice President Dickey, seconded by Secretary Williams and passed unanimously.
6. **Homeowner Questions and Comments** – President Diamond fielded a few questions and comments from homeowners/residents present at the board meeting.
 - Parkside residents requested review of common area trimming by Association's landscaper.
 - Visitor and owner parking was also discussed at length. Mainstreet's upcoming striping of overflow parking and curbs should alleviate this problem. Violators will be warned and/or have their cars towed as appropriate.
 - Discussion about abatement issues related to noncompliant properties was covered by Community Association Manager Rivers-Johnson.
7. **Homeowner Harassment Lawsuit** – Board of Directors went into Executive Session to discuss an impending homeowner harassment lawsuit that will be pursued by the Association in the next quarter.

Adjournment - A motion was made by Member-at-Large Prayor, seconded by Secretary Williams and passed unanimously to adjourn meeting at 10:05pm.

The next Board meeting is scheduled for Tuesday, June 19, 2018 at 7:30pm.

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