

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
February 20, 2024

Present: President Patrice Diamond; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Member-At-Large Barbara Perry Woods; 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, except Vice President Sharon Dickey, present, as well as property manager and office associate. President Diamond read the meeting preamble into the record.

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

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

Reports

- **President's Report** was given by President Diamond as follows:
 - President Diamond welcomed homeowners/residents in attendance and encouraged all to vote, to know the issues on the ballot, and remind family/friends to do the same.
 - President Diamond encouraged participation as a community in the voting process; it's our duty.
 - As a point of order, the date on the agenda had a typo date error and should be changed to 2/20/24. The correction will be made by Property Manager Rivers-Johnson and noted in the minutes.
- **Management Report** was made by Community Association Manager Rivers-Johnson:
 - The CallingPost software update added text message feature. However, homeowners receiving a CallingPost message must "opt in" first to receive texts from the Association.
 - Property Manager Rivers-Johnson reminded those in attendance of the importance of keeping emails and telephone numbers on file up to date to receive important Association information.
 - The Spring issue of *The Mainstream* will be published electronically as a pdf e-blast attachment during the first week of March. Article submissions are encouraged and must be turned in within three weeks of publication. Articles should be 200 words or less, Times New Roman 12-Pt. Hard copies will be available in the office and uploaded to the website once published.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - The Crimewatch Committee and volunteers will be canvassing throughout Mainstreet neighborhoods on 2/24/24 from 2PM-4PM to recruit Block Captains.
 - Watch out for an upcoming flyer on a Meet-N-Greet at the Clubhouse for all residents. East Precinct Police representatives, along with DeKalb County Code Enforcement, Sanitation, and 4th District Commissioner's office will be on hand to talk directly with homeowners and residents in a relaxed, one-on-one environment. Light refreshments and beverages will be available.
- **Scholarship Report** was made by Chair Janice Middleton:
 - Unfortunately, only one late scholarship packet was submitted but ineligible due to missing the deadline for the application.
 - Plans for 2025 call for a change in the distribution period and submission deadline to give students applying a longer period of time to complete and turn in their packets successfully.
 - There is discussion around opening up the criteria to include trade schools or technical certification programs as being scholarship eligible as well.

Old Business

- **Clubhouse Parking Lot Gates** – Signs have been posted at the clubhouse parking lot gates displaying the hours of operation for access to parking lot. Homeowners/residents can continue to park either on Model Court or on the nonresidential side of Mainstreet Park Drive for access to the tennis courts or fitness center after hours.
- **Parkside Townhomes – Special Assessment for Paving** – A Special Assessment Meeting for the purpose of resurfacing Village Mainstreet will be held in the 3rd quarter of 2024. Request for Proposals were sent out to three vendors.

New Business

- **Grounds Beautification Project** – The Mainstreet Park Drive strip will receive new sod, pine straw, and other beautification through the 2nd quarter of 2024.
- **Upcoming Capital Improvement Projects for 2024** –. New projects include replacement of existing pergolas at the front entrance, several new neighborhood signs, and new playground swing sets, in addition to possibly resurfacing the Clubhouse parking lot.

A motion to adjourn was made by Treasurer Middleton, seconded by Secretary Irvin, and passed unanimously. The meeting adjourned at 7:55pm.

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. 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.