

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting  
Annual Members Meeting  
December 3, 2020

**Present:** President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Anita Williams; Treasurer-Absent; Member-At-Large Patricia Pryor (Online); Community Association Manager Nadine Rivers-Johnson; Office Associate-Velvet Loyal; CMA Division Manager-Cathy Green; and homeowners/residents (in person and via Zoom)

**Called to Order** - Meeting convened at 7:45pm by President Diamond with a welcome and thank you to all participants. With over 8,000 COVID-19 related deaths in Georgia, President Diamond thanked all and presented rules for the hybrid annual meeting model.

**Verification of Quorum** – A call was made by President Diamond for verification of quorum to enable the Annual Members meeting to proceed. CMA Division Manager Green confirmed the meeting quorum along with Elections Chair Larryette Kyle. (Total of 711 homeowners in good standing; 307 members in person or by Proxy). With the quorum established, CMA Division Manager Green, Elections Chair Kyle, and volunteer homeowner Janice Middleton began to count the verified ballots.

**President's Message** – President Diamond updated Georgia's coronavirus statistics, and briefly discussed the reasons for the board decision to not open the pool during the 2020 season due to the high liabilities it presented to the association. The pool cover replacement installation was completed, in-house payments plans have been established, and the financial picture is trending up as home sales and property values continue to increase. President Diamond called for motion to accept the Minutes and Financials from the last board meeting in October 2020. A motion was made by Secretary Williams, seconded by Member-At-Large Prayor, and passed unanimously.

**Presentation of 2020 Budget** –The 2021 Proposed Budget was presented by Property Manager Rivers-Johnson. RMS verified a 28% rental rate, with 995 owner-occupied homes and 215 verified rentals. Budget includes income from assessments and leasing administration, in addition to tennis, clubhouse, and the pool. Expenses included legal fees; office supplies; tax/license/registration; audit; salary/payroll expenses; landscape contract for common areas; pool contract; fitness center maintenance; plumbing repairs; pest control/termite bond; paving; utilities; as well as miscellaneous supplies/repairs/maintenance for common areas and the clubhouse. Budget also included committee funding for Social, ARB, swing set for the playground, new community neighborhood signage, and addressing erosion at the Pavilion/playground where Barbashela Creek flows through the community. A motion to approve the 2021 Budget was made by Secretary Williams, seconded by Vice President Dickey, and passed unanimously.

**Ballot for Bylaws Amendment and Nominations for Board of Directors** – CMA Division Manager Green announced the results of the Board of Directors Elections ballot count. Patrice Diamond and Sharon Dickey were re-elected to the board for a two-year term.

With previous offices vacated, at 8:52pm, Director Dickey made a motion to adjourn, seconded by Director Williams, and passed unanimously to have the voting results accepted as read by the Elections Committee. The board will meet within 24 hours to select officers. Announcement of the results will be sent to membership via eblast, as well as being posted on the website and clubhouse marquee.

**Question & Answer Session** – After the meeting was concluded, newly elected board members fielded questions & answers from homeowners during this session on a variety of topics and concerns including: committees; ballots (number and vote counts for each candidate), tree removal policies, cameras, staff size, and volunteerism. Session ended at 9:16pm.

The next Board meeting is scheduled for Tuesday, January 19, 2021, at 7:30pm.

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