

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
October 15, 2019  
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Anita Williams, Secretary; Patricia Prayor, Member-At-Large and Community Association Manager, Nadine Rivers-Johnson.

Call to Order – President Diamond called the meeting to order at 7:33pm.

Minutes - A motion to waive the reading of the Minutes was made by Member-at-Large Prayor, seconded by Secretary Williams and passed unanimously. Minutes are available in electronic format at the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org).

Financials – Community Association Rivers-Johnson reviewed the Financials with board members. Proposed 2020 Budget draft will be ready for board review by mid-November. There not many variances in budgeted and actual line items, with the exception of unforeseen expense items. Contributions to Reserve account are on track for 2019. A motion was made to accept the Financials as presented by Member-At-Large Prayor, seconded by Secretary Williams and passed unanimously.

## Reports

### 1. President's Report

- President Diamond expressed a need for homeowners to maintain their properties.
- While property taxes have gone up, so have home sales and values.

### 2. Management Report

- Funds from Mainstreet's Leasing Administration program are \$6084 year-to-date. With 199 rental units in compliance, the rental rate is 17%.
- Two judicial foreclosure lawsuits are in various phases of the legal process with Lazega & Johanson, association's legal counsel.
- Tennis income year-to-date is \$1,590 for the two active ALTA teams in Mainstreet.

## Old Business

1. **Mainstreet Community Signs Design** – Prodigy Custom Designs provided graphic design drafts for the front and back entrance community signs. A more simplified design for neighborhood signage was also presented. Review and discussion by the board followed. Recommendations for updates will be submitted to Prodigy for final revisions. The plan is to implement new signage throughout the community during the 2020 calendar year. Maintenance staff will replace wood and paint the existing sign foundation structures.
2. **Employee Search** – Working with DeKalb County Workforce and the Georgia Unemployment Office, new employee Ronald Green was hired in August 2019. Ron has a strong carpentry background and will be instrumental in repairing and maintaining wooden structures throughout the common areas.

## New Business

1. **Pest Control/Termite Bond 2020 Contract Change** – After almost two decades of servicing from Allgood Pest Solutions, a decision was made to change vendors. A proposal was accepted from PestUSA to provide pest control and a termite bond for the clubhouse, Parkside Townhomes, and Disney Court. A motion was made by Secretary Williams, seconded by Vice President Dickey and passed unanimously to accept the new contract. The new contract will go into effect 1/1/2020.

**Homeowner Q&A:** One homeowner was present, and one homeowner arrived late to the board meeting. The first homeowner expressed a desire to get a team of property owner volunteers to support the board in future plans for the common areas. Further discussion centered on speed bumps for Mainstreet Park Drive - the lack of feeder street support for the process to pass within a 12-month period has tabled the initial application. Another new application would have to be made, and the process started again to qualify according to DeKalb County's process for installing traffic calming measures on County-owned streets. A suggestion was made to investigate what it would take to have a stop sign installed. Additional conversation surrounded street potholes, wooden bridge by the large lake, and resources to assist seniors in the community.

Adjournment - A motion was made by Vice President Dickey, seconded by Member-At-Large Prayor and passed unanimously to adjourn the meeting at 9pm.

The next Board meeting is scheduled for Tuesday, November 19, 2019, at 7:30pm.

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