

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
July 21, 2021
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Darryl Irvin, Secretary; Janice Middleton, Treasurer; Patricia Prayor, Member-At-Large; Community Association Manager, Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners via Zoom.

Welcome and Preamble – Homeowners were admitted to the Zoom virtual meeting starting at 7:25 pm. President Diamond read the meeting Preamble to outline the virtual meeting parameters and guidelines.

Call to Order – With a quorum established, President Diamond opened the meeting at 7:30pm.

Appointment of New Board Member – With the written resignation of Treasurer Herman Tate for health reasons, the nomination of long-time homeowner Janice Middleton was presented and voted on electronically with unanimous approval by remaining board members. Her appointment will fill the remainder of Mr. Tate's term. President Diamond read her bio and welcomed her to the board. Treasurer Middleton thanked the board for the opportunity and looked forward to serving.

Minutes – Motion to waive reading of the Minutes was made by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – Motion to waive reading of the Financials was made by Vice President Dickey, seconded by Member-At-Large Prayor, and passed unanimously. Copies were sent as an email attachment in the eblast board meeting notification sent to homeowners, and hard copies are available upon request from the clubhouse administrative office.

Reports

President

- President Diamond discussed the POAP (Police Often As Possible) form available to homeowners as a tool to request more frequent police patrol on specific streets. The procedure is available to contacting DeKalb County East Precinct at the beginning of each month.
- President Diamond again discussed the urgent need for Neighborhood Crime Watch Street Captains.
- Due to Covid-19 and the pandemic, no other volunteer opportunities will be available until 2022.
- A comparison of homeowner assessment rates from other association of the same size and scope, as well as availability of amenities, was reviewed by President Diamond. Mainstreet Community's monthly assessment is still extremely low for the amenities available to homeowners and residents.

Management

- Property Manager Rivers-Johnson reported on current association rental, collections, and legal activities.

Old Business

Mainstreet Community/Neighborhood Signs – Signarama-Lilburn has completed the new community signage project. New coordinating signs were also installed at the Pavilion, playground, and clubhouse parking lot.

Garden of Eatin Community Garden – Water service, sunflowers and a re-design of the raised beds have been completed at the community garden.

Old/New Business

Garden of Eatin Reboot – Several homeowners have cleaned and redesigned the plots in Mainstreet's community garden. In addition to vegetables, herbs and flowers will also be planted to enhance the garden area. For information, those interested can contact the clubhouse administrative office.

Crimewatch Reboot in Mainstreet – President Diamond encouraged Zoom meeting attendees to consider volunteering as a Street Captains in the community. There are currently 2-3 captains, that leaves 11-12 captains needed for the 14 neighborhoods in Mainstreet. A Zoom meeting will be set up with current captains.

Karate at Mainstreet – Sensei Al Brown has commenced karate classes at Mainstreet Community on Saturday mornings. The response has been great, and there is currently a waiting list for the limited class space. Proper Covid-19 protocol is being followed during class.

Mainstreet Community: A Mandatory POA Since 2006 – Mainstreet Community subjected to the Property Owners Association Act (POAA) in January of 2006. A document outlining the differences between the HOA vs POA is available upon request from the clubhouse administrative office.

New Business

AT&T Community Fiber – Mainstreet Community is “fiber green!” The fiber installed in Mainstreet offers faster speeds and security. AT&T Community Fiber Representative, Jabari Mosley, presented an overview of the plans and pricing available as a part of this program.

This makes Mainstreet Community one of a small number of areas that are fully fiber capable through AT&T.

Adjournment

With no further business on the agenda, a motion was made to adjourn by Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously. The meeting adjourned at 8:15pm. The next Board meeting is scheduled for Tuesday, September 21, 2021, at 7:30pm.

Board meeting notification and instructions for obtaining the meeting id/pass code will go out via eblast five days before the scheduled meeting and available upon request by contacting the clubhouse administrative office during normal business hours. A reminder eblast will be sent out on the morning of the next scheduled meeting.

Minutes submitted by Nadine Rivers-Johnson
for Darryl Irvin, Secretary
Mainstreet Community Services Association, Inc.