

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Zoom Meeting
October 20, 2020
7:30pm

Present: Patrice Diamond; President; Sharon Dickey; Anita Williams, Secretary; 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 Zoom virtual meeting starting at 7:25 pm. President Diamond read the meeting Preamble and established that there was a board quorum.

President Diamond extended wishes for health to Treasurer, Herman Tate, who had a medical procedure and is recuperating. Sympathy and condolences are offered to Vice President Dickey on the recent loss of her mother.

Call to Order – With a quorum established, President Diamond called the Zoom virtual board 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 Vice President Dickey and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – Vice President Dickey read the Financials in the absence of Treasurer Tate. A motion to accept the Financials as read was made by Member-At-Large Prayor, seconded by President Diamond and passed unanimously.

Reports

1. President's Report

- COVID-19 information is posted on the community website, with additional information sent out via eblast to homeowners and residents.
- An additional reminder to keep homeowner contact information up to date in our system to receive timely information from the association distributed electronically.
- Board tabled the scheduled HOA fee increase for 2021 due to unknown long-term impact of COVID-19. Reminder to report people trashing the neighborhood was reiterated by President Diamond. We should show pride in our neighborhood by helping to keep it clean.
- Elections are coming up at the Annual Members Meeting scheduled for December 3, 2020, at 7:30pm. Two directorships will be filled at that time. President Diamond urged those in attendance to do proper research and elect people who will work for the good and improvement of the community.
- Association payments turned in at the clubhouse office are mailed to CMA's lockbox in Phoenix, AZ. Keep in mind that US mail is slowed down due to mail-in voting.

2. Management Report

- Zoom information and Annual Members Meeting information sent out via Eblast and on clubhouse marquee sign.
- Proxies will include ballots and candidate biographies. Proxies will be accepted starting 11/7/2020 through 12/3/2020 at 4:30pm. All other ballots will have to be delivered to the clubhouse and deposited in the drop box by 7:30pm. NO ballots will be accepted after the Call to Order at 7:30pm on Thursday, 12/3/2020.
- A total of 40 people will be permitted in the clubhouse for in-person attendance at the Annual Members meeting to COVID-19 restrictions. Social distancing, masks and temperature checks will be required for admittance. All others can attend via Zoom. Meeting ID and passcodes will be emailed.
- Landscaping: security bollards were installed to block vehicles from entering the playground and greenspace leading to Mainstreet's large 10-acre lake area.
- Administrative: A total 68 homes sold year to date, and 254 rentals have been confirmed through the leasing administration program.
- Fifth letters were sent to legal with Lazega & Johanson for further collections.

- Eblast regarding DeKalb County Sanitation's Bulky Item Pickup procedures was explained. No construction debris or tires will be picked up as part of this process
- COVID-19 clubhouse hours are still in effect, and proper social distancing has been maintained at the clubhouse since June 3. This includes masks, sanitizer and temperature checks for entry to the facilities.

Old Business

1. The Family and Kiddie new pool cover installations were completed by Sears Pool.
2. Clubhouse Office hours will remain the same until the Georgia State of Emergency is lifted by Governor Kemp. Office hours are: Tuesdays-Fridays from 9am-4pm and Saturdays from 9am-2pm.

New Business

1. **New Landscape Contract** – The association's new landscape contractor, Ramsey Professional Group, started their contract effective 10/1/2020.
3. **Security Bollards** – Parkside manhole blockages removed in Parkside Townhomes by RooterPlus.
4. **Clubhouse Basement Flooding** – The 16-year-old water heater in the clubhouse was damaged during inclement weather that flooded the basement area. The unit was subsequently replaced by RooterPlus.
5. **Drive-Thru Mobile Food Drive** – Commissioner Steve Bradshaw, YOUR Community Food Bank, E. L. Miller and Mainstreet Community will hand out 600 boxes of food on 10/31/2020 in lieu of any Halloween event. This will be of great assistance to families in need and maintain social distancing for safety.
6. **Annual Members Meeting Information** – Reminder that proxies, ballots, and other information will be sent out via electronic notification. Homeowners should look out for calling posts and eblasts, as well as posts to the community website at www.mainstreetcommunity.org. Copies can be mailed upon request or picked up from the clubhouse during business hours. A Candidates' Night will be held via Zoom on Thursday, November 19, 2020, at 7pm.

Adjournment

Vice President Dickey made a motion to adjourn, it was seconded by Member-At-Large Prayor and passed unanimously. Meeting was adjourned at 8:09pm. The next Board meeting is scheduled for Thursday, December 3, 2020.

Board meeting notification and instructions for obtaining the meeting id/pass code will go out via eblast approximately five days before the scheduled meeting and posted to the homeowner website.

After adjournment, President Diamond answered questions that were posed by homeowners/residents present on the Zoom session.

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