

Mainstreet Community Services Association Inc. (MCSA, Inc.)
Annual Members Meeting
Thursday, December 5, 2013
7:30 PM

Present: President Rick Harris, Vice President Sharon Dickey, Secretary Deidre Shannon, Treasurer Phaedra Brooks, Member-at-Large Robert Lee (absent) and MCSA, Inc. staff.

The meeting was called to order at 7:45p.m. President Harris thanked everyone for attending and reviewed the agenda and flow of the meeting.

A call was made by President Harris to verify quorum for the Annual Members meeting to proceed and was verified by Association Manager Rivers-Johnson along with Elections Committee members. A quorum for the meeting was present in person or by proxy.

A motion to waive reading of the Minutes was made by Treasurer Brooks, seconded by Secretary Shannon and was passed unanimously.

Treasurer Brooks presented a financial review of 2013 and the 2014 budget details. At present, Association costs for utilities, insurance, landscaping, vandalism, repairs, and other operational costs have increased over 18%. In addition, the Association does not have the six months of reserves recommended by reserve studies. There are many delinquent homeowners who will be sent through collections, lawsuits, and judicial foreclosures for past due HOA fees in 2014. Further discussion and explanation of administrative costs and day-to-day operational increases were presented by President Harris, Treasurer Brooks and Association Manager Rivers-Johnson.

President Harris called for a motion to approve the 2014 budget. A motion was made by Treasurer Brooks, seconded by Vice President Dickey and passed unanimously by the Board.

This year, President Harris ran for re-election to the Board. Because no other homeowners turned in a valid Petition for Candidacy, nominations from the floor were requested and Frankie Bryson was nominated. With said nomination accepted, ballots were collected and counted. With the two directorships filled, the Board went into Executive Session to elect 2014 officers. The newly elected 2014 Board of Directors voted into office were presented as follows: Rick Harris-President; Sharon Dickey-Vice President; Deidre Shannon-Secretary; Phaedra Brooks-Treasurer; and Frankie Bryson-Member at Large.

President Harris fielded questions from homeowners about the HOA fee increase for 2014 from \$45/month to \$57/month. Concerns over compliance issues and other cost-cutting recommendations were submitted by homeowners present. Recommendations included addressing vacant homes issues, suspending any social activities, and even not opening the pools in 2014. Mainstreet's amenities are one of the main reasons homes are purchased, and it was deemed unacceptable to suspend access to them. All remedies available under the law will be explored to actively collect delinquent HOA fees in 2014.

The next meeting is scheduled for Tuesday, January 21, 2014, at 7:30pm.

Submitted by Deidre Shannon, Secretary
MCSA, Inc.