

Mainstreet Community Services Association, Inc. (MCSA, Inc)
Board of Director's Meeting
January 19, 2016
7:30PM

Present: President - Rick Harris, Vice President - Sharon Dickey, Secretary - Patrice Diamond, Treasurer - Frankie Bryson, Member-At-Large - Phillip Griffith, Community Association Manager - Nadine Rivers-Johnson, Office Associate - Velvet Loyal and homeowners/residents.

Call to Order - The meeting was called to order at 7:35pm by President Rick Harris. President Harris extended a gracious welcome to homeowners, and all Board members/staff introduced themselves. At the conclusion of introductions, President Harris proceeded to review the agenda for the meeting.

DeKalb County Sanitation - Rolling Forward to One - President Harris stressed the need for homeowners to ensure "all" trash (garbage, recycling, furniture, appliances, and yard debris) is consistently being put out on designated days of the week only. Complaints or issues can be addressed directly by contacting DeKalb County Sanitation Department. Containers (green for trash and blue for recycling) are registered with a serial number specific to each household. Should an issue arise from the container(s) being damaged, lost, or stolen, homeowners should report it to DeKalb County Sanitation. President Harris reiterated the need for homeowners to maintain and keep up trash receptacles and remove them from the street in a timely manner.

Financials and Minutes – The Financials were read by President Harris. A motion was made by Treasurer Bryson, seconded by Secretary Diamond and passed unanimously to accept the Financials as written. A motion was made to waive reading of the Minutes by Member-At-Large Griffin, seconded by Vice President Dickey and passed unanimously. Minutes are posted on the Mainstreet Community website at www.mainstreetcommunity.org.

President's Report:

Crime - President Harris opened discussion on regular reporting of crime statistics within a one-mile radius of Mainstreet as an informational tool for homeowners to be posted on the Association website. Secretary Diamond volunteered to spearhead the project. A motion was made to accept the proposal by Member-At-Large Griffith, seconded by Vice President Dickey and passed unanimously.

Clubhouse - The following capital improvements were discussed and addressed: (1) the Clubhouse walkway, stairs, and front door entrance will be resurfaced with a skid-resistant adhesive and parking lot spaces will also be re-stripped; (2) the Clubhouse walkway and stairs will have fencing installed that extends to both sides of the walkway and up to the Mainstreet Park Drive street curb; (3) the Clubhouse awning, which is badly in need of repair, will be funded and replaced in the current budget year.

Pavilion Improvements - The electrical piping and conduits at the Pavilion have been replaced according to code by R. S. Askew Electrical, LCL. Mainstreet maintenance is reinforcing the installation with additional brackets to prevent further damages or vandalism. The Association's annual Fourth of July Fireworks will resume for 2016.

Pool Improvements/Summer Activities – We will begin recruitment for the summer season Pool Attendant positions in April of 2016; positions run from late May through Labor Day. As in prior years, we will utilize the same security company for extra weekend coverage. To save on water costs related to the pool season, an irrigation meter has been installed specifically for the Association pools. This will reduce the water bill significantly. Additionally, a drainage trench and new infill pipe was installed, and the old diving platforms are being removed.

Community Animal Violations - President Harris requested that all homeowners and residents properly dispose of their pet's waste as they walk within the community according to DeKalb County's leash laws. We must all be mindful and sensitive to residents that don't have pets and refrain from allowing animals to defecate and urinate in improper areas such as yards, curbs, driveways or mailbox areas. It was suggested that the Board look into installing doggy stations within the common areas and what the cost would be.

Toastmasters – President Harris reminded those present that Mainstreet hosts a Toastmasters group at the Clubhouse each Thursday, from 6:30pm-8:30pm and encouraged participation. The organization is great for residents both young and old. Information is available through the Clubhouse administrative office.

Management Report – President Harris reported on Legal/Collections, monthly administration operations, Leasing Administration, ARB, and common area projects. To date, completed projects include: Family Pool and Pavilion repairs, tree pruning, landscaping, Pavilion electrical upgrades, and common area maintenance. Discussion followed concerning capital improvement projects outlined in the 2016 Budget including the playground and

Pavilion. A suggestion was made by Association Manager Rivers-Johnson to remove all old playground area equipment and install a walking track to address flooding issues. Since the flood of 2009, the Army Corps of Engineers revised the flood map to officially include the old playground and old tennis court areas. Further recommendations included putting a swing set on the KaBOOM! play space/Pavilion side of Mainstreet Park Drive and investigate solar lighting near the parks for illumination. A motion was made by Treasurer Bryson, seconded by Member-At-Large Griffin and passed unanimously to accept the recommendations. Association Manager Rivers-Johnson will present proposals for the work at the February 2015 Board meeting.

New Business:

Clubhouse Paving – This item is discussed within the President's Report section of January's minutes. Pro Asphalt will begin the project as soon as weather permits, to be completed no later than early spring of 2016.

Property Monitoring Upgrades – A request was made to upgrade the Clubhouse and surrounding area's property monitoring system. After reviewing a proposal submitted by Four Corners Technology, a decision was made to accept the proposal with the additional of a hard drive to off load footage and prevent loss of data due to limited capacity of the existing system.

Fitness Center – Treadmill Replacement – A request was reviewed to purchase another tread mill, since the current unit is over 12 years old and parts are not available to repair it. The unit is being purchased from DSI Equipment Fitness Company.

President Harris called for a motion to approve Clubhouse paving, property monitoring upgrades and treadmill replacement for the Fitness Center. A motion was made by Secretary Diamond, seconded by Member-At-Large Griffith and passed unanimously for all projects.

GAR (Georgia Assessment Recovery) Program – The GAR program was presented by Community Association Manager, Rivers-Johnson. Discussion among Board members resulted in a decision to opt out of the program for 2016. GAR was previously presented as a collections option to the Board in October of 2015, but the Board felt it was a duplication of services done in-house. President Harris called for a motion to opt out of GAR; motion was made by Vice President Dickey, seconded by Secretary Diamond and passed unanimously.

Homeowner Q&A – A homeowner posted questions relating to knowledge that any part of Mainstreet Community is presently listed in a flood zone or on the flood map published by FEMA or the Army Corps of Engineers. Other questions posed included discussion on leasing administration fees, a boarded up property on Redan Road and the abandoned church property abutting the Association's front entrance.

Adjournment - A motion was made by Vice President Dickey, seconded by Treasurer Bryson and passed unanimously; the meeting adjourned at 9:40pm.

The next Board meeting is scheduled for Tuesday, 16 February 2016 at 7:30pm

Submitted by Patrice Diamond, Secretary
Mainstreet Community Board of Directors