

Mainstreet Community Services Association Inc. (MCSA, Inc.)
Board of Directors Meeting
August 19, 2014
7:30 PM

Present: President-Rick Harris, Vice President-Sharon Dickey, Secretary-Deidre Shannon, Treasurer-Phaedra Brooks, Member-At-Large Frankie Bryson, Community Association Manager-Nadine Rivers-Johnson, and homeowners/residents.

The meeting was called to order at 7:30 p.m. by President Rick Harris.

Reading of the previous minutes was waived and unanimously approved by the Board. Financials were read by Treasurer Brooks. A motion was made by Vice President Dickey, seconded by Member-At-Large Bryson and unanimously approved by the Board to accept the Financials as read.

Fines Enforcement Procedures - Association Manager Rivers-Johnson reviewed the Mainstreet Community By-Laws as it relates to the Association's right to impose fines and the enforcement procedures. President Harris further explained abatement procedures and maximum allowable fine amounts per violation.

Homeowner Appeal of Fines – A Mainstreet Homeowner was delivered a written demand, per Mainstreet Community Services Association, Inc. By-Laws Article X, Section 4, Paragraph a., Paragraph b., and Paragraph c. for violations between August 2010 – July 2013. As a result of Member's failure to cure multiple violations over a three-year period at the property, fines were levied and a lien was imposed on the Member's account. The Member subsequently requested an appeal of the fines and lien. A notice of hearing to be held by the Board was given to the Member. Said Member failed to notify the Board of a last-minute schedule conflict in a timely manner, and the matter was heard by the Board in the Member's absence. With the notice requirement being satisfied, the Board agreed to vote on the facts presented in the file and not delay a decision further. After discussion and review, the Board decided to extend an offer to settle the debt for \$7,000 plus legal costs incurred by the Association via legal counsel. A further agreement was made to only remove the existing lien after payment of debt is received from Member. A motion to vote on the offer was made by Treasurer Brooks, seconded by Member-At-Large Bryson and passed unanimously by the Board. A copy of the minutes and decision will be delivered to Association's legal counsel and Member.

Crime in Mainstreet – Community crime in Mainstreet Community continues to drop. Criminal activity in a one-mile radius of the community has remained the same. President Harris encouraged homeowners and residents to continue being a “nosey” neighbor by exchanging contact information with neighbors on either side and across the street from their properties.

Parkside Townhomes Road Repair – The Board of Directors voted unanimously to assess Parkside Townhomes property owners a Special Assessment for \$100/unit. The assessments will appear on the October 2014 HOA statements. Homeowners have responded positively to the paving repair completed in April 2014.

Administrative 60-Day Report – President Harris read the administrative report. The first Association Judicial Foreclosure court date is set for August 25, 2014 in DeKalb County. A total of 14 additional properties are earmarked for judicial foreclosure proceedings, with an additional 30 slated to be filed by the end of 2014.

Pool Update – Mainstreet Community pool hours were changed, when DeKalb County schools opened, to 3:00pm – 7:45pm effective August 11, 2014. The last day the pools will be open for year’s pool season is Sunday, August 31, 2014. The pool will re-open on Memorial Day Weekend in 2015. The Board decided to use either Sears Pool or Re-Employability for 2015’s seasonal pool attendant positions.

With no further business, a motion to adjourn was made at 8:50pm by Treasurer Brooks, seconded by Secretary Shannon and unanimously approved.

The next Board meeting is scheduled for Tuesday, September 16, 2014, at 7:30 pm.

Transcribed by Nadine Rivers-Johnson
Submitted to Deidre Shannon, Secretary
MCSA, Inc.