

Mainstreet Community Services Association Inc. (MCSA, Inc.)  
Board of Directors Meeting  
September 16, 2015  
7:30 PM

Present: President-Rick Harris; Secretary-Deidre Shannon; Member-At-Large-Frankie Bryson; Community Association Manager-Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners/residents.

President Harris introduced East Precinct Commander T. S. Dedrick and Officer Barr for a Public Safety forum and crime update to homeowners at 6:35pm. A question & answer session followed with concerns related to the DeKalb County ordinance against burning inside city limits, streets experiencing drug activity, squatting, break-ins, and other criminal activity. Officer Barr gathered information for further investigation. Commander Dedrick encouraged homeowners to continue reporting and calling 911 with as much information as is available, in addition to accurate descriptions of suspects. Literature was distributed, and various Neighborhood Watch suggestions were discussed. Community Association Manager Rivers-Johnson reiterated the need for neighbors to share contact information, keep adequate lighting in and around the property, and take pictures of the bar code for all electronics and equipment in the home. It makes it easier for recovered property to be properly identified and returned to the rightful owners. President Harris reminded homeowners to be a “Nosey Neighbor” and watch out for each other.

The meeting was called to order at 7:40 p.m. by President Rick Harris.

Minutes/Treasurer’s Report – The reading of Minutes was waived after a motion by Member-At-Large Bryson and second by Secretary Shannon; the motion was passed by the Board. Minutes are available on the Mainstreet Community website. The Treasurer’s Report was read by President Harris.

President’s Report – President Harris read the Management Report for the last 30 days including: legal proceedings for delinquent homeowners, collections activities, compliance-related reporting, and an administrative summary.

Leasing Administration Resolution Rule – President Harris reviewed the Board of Directors’ decision and passage of the Leasing Administration Resolution Rule in August of this year, with an effective date of October 1, 2015. The rule passes on all administrative costs incurred and outsourced by the Association for rental properties to investment property homeowners as an annual special assessment of \$200 for any homeowner leasing their property.

Code Enforcement Information – President Harris distributed Code Enforcement Complaint Forms to homeowners present, along with information on how to report code enforcement violations directly. Complaints can be made anonymously through [www.codeenforcement@dekalbcountyga.gov](mailto:www.codeenforcement@dekalbcountyga.gov) or by calling Code Enforcement directly at 404-687-3700. Complaints, along with accompanying pictures, can be faxed to 404-687-3844 as well.

Trash Containers (Townhomes) – DeKalb County Sanitation Department is in the process of delivering trash containers for townhomes/condos beginning Labor Day weekend and distributed as carts become available through 9/30/15. For homeowners who wish to order a larger trash container (90-gallon) or smaller (35-gallon) container, the option will be available after 10/1/15 by contacting the Sanitation Department’s customer service team at 404-294-2900 or [sanitation@dekalbcountyga.gov](mailto:sanitation@dekalbcountyga.gov) directly.

Collections Activities – President Harris gave a status update report of the Association’s collections activities being conducted by HOA Capital Advisors, LLC through Lueder, Larkin & Hunter, LLC or Mainstreet’s legal counsel, Lazega & Johanson, LLC.

Lighted Parking Lot – The Clubhouse parking lot now has signs posted for illegal dumping of trash in the dumpster and “No Trespassing or Loitering” after 9pm signs. The dumpster is for Clubhouse usage only! Along with additional lights, the signage has almost eliminated previous instances of illegal activities being conducted in the parking lot.

With no further business, a motion was made by Secretary Shannon and seconded by Member-At-Large Bryson to adjourn. The motion passed, and the meeting was adjourned at 8:30pm.

The next Board meeting is scheduled for Tuesday, October 20, 2015 at 7:30 pm.

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