

Mainstreet Community Services Association, Inc. (MCSA, Inc)
Board of Director's Meeting
October 17, 2017
7:30pm

Present: Sharon Dickey, Vice President, Secretary - Patrice Diamond, 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 7:40pm by Vice President Dickey. Vice President Dickey extended a gracious welcome to homeowners and residents and reviewed the agenda for the meeting.

Minutes - A motion to waive the reading of the Minutes was made by Member-at-Large Griffith, seconded by Secretary Diamond and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – A motion to waive the reading of the Financials was made by Secretary Diamond, seconded by Member-at-Large Griffith and passed unanimously.

Old Business -

1. Annual Homeowners Meeting is scheduled for Thursday, December 7, 2017, starting at 7pm; notifications will be sent out to residents via email blast, Calling Post and posted on the website by Saturday, 10/28/17; three directorships will be open. Homeowners in good standing interested in running for the board can fill out and return a Petition for Candidacy, along with the required eligible homeowner signatures, by the required deadline to qualify.
2. Parkside Townhomes – The current DeKalb County Watershed Management water & sewer bill was in excess of \$11,200 due to a waterline break that caused a sinkhole on Village Mainstreet. The leaking underground was due in part to inferior work completed by the plumbing contractor when water meters were installed at Parkside during the renovation of 2006, as well as the age of water sewer lines. Rotor Plus was called in for leak detection and to repair the break. After repair, an additional break occurred and was also repaired and backfilled to support the new pipe and parts installed. What needs to be done in the future is to have a thorough leak detection completed of the Parkside Townhomes sub-metering system, with a schematic diagram prepared of all the lines within. Proposals for this work will go out at some point in 2018 according to available funding. An asphalt patch for the sink hole area will be completed by an outside contractor during the first quarter of 2018.
3. NCB Loan – PM will request a payoff letter from the bank with intentions of having the loan paid off during January of 2018. The current balance is less than \$29,000 as of 9/30/17.
4. Common Area Storm and Other Damages - Tree pruning and damages caused by inclement weather and Hurricane Irma incurred costs of approximately \$8500. Common area repairs/upgrades are ongoing by maintenance personnel for deferred maintenance projects and vandalism damages as they occur.

President's Report:

1. Partnership with E.L. Miller - Mainstreet will partner with E.L. Miller for the two major annual events held for kids within the community (Easter and Halloween) at the elementary school site. We will also, partner with E.L. Miller to help kids in need of preparation for the 3rd, 4th and 5th grade skills level tests mandatory for promotion to the next respective grade. Another goal is to support kids through “The Need to Read” program currently being conducted Tuesdays and Thursday at the Clubhouse from 5-6pm. This program was board approved during July’s meeting.

2. Administrative Report – To total of 40 homes have sold in Mainstreet; more families are moving into Mainstreet than investors. *HOA Capital Advisors* had 91 collection agency accounts, 73 attorney collection accounts, 234 PAID IN FULL accounts, 105 closed, and 13 on hold. *Leasing Administration* income fee for the Association was over \$5100 through 9/30/17. *ARB*- there were a total of 6 abatement lawns serviced, 10 properties with ARB fines posted to homeowner accounts, 2 properties fined for illegal tree cutting; 4 properties for rent/44 for sale; and 39 vacant properties. *Administrative* completed 218 collections calls made in-house, 6 new payment plans, 105 ACH payments directly to CMA, 119 annual HOA payments in 2017. *Vacant Property Registry*-19 properties reported to DeKalb County's registry; *Insurance Recoveries*-6 accidents involving the Association's front entrance paid out a total of approximately \$7000 for damages incurred.
3. Community Association Manager Rivers-Johnson encouraged the Board to consider raising assessments as part of the 2019 budget. The board will discuss an increase of \$3-\$8/month in the third quarter of 2018 with a proposed effective date of 1/1/19.

New Business: Representative from the DeKalb Kids Project's Dijon Dacosta presented their program to the board and residents. They have already adopted E.L. Miller, Redan Middle and Redan High School and provide services throughout the DeKalb surrounding area with programs such as Project Read, Project Health and other mentoring programs. Recently, they donated approximately 500 books to Shadow Rock Elementary and paid for school-age children to attend the museum and other cultural sites. We are looking forward to working and partnering with DeKalb Kids Project regarding reading support programs at E.L. Miller and other volunteer activities within the community. The organization has committed to helping us promote the 2018 Mainstreet Scholarship Program applications process through their social media sites.

Adjournment - A motion was made by Member-at-Large Griffith, seconded by Secretary Diamond and passed unanimously to adjourn meeting. The meeting adjourned at 9:00pm.

The next Board meeting is scheduled for Tuesday, November 21, 2017 at 7:30pm.

Minutes submitted by Secretary Patrice Diamond
Mainstreet Community Services Association, Inc.