

Mainstreet Community Services Association Inc. (MCSA, Inc.)
General Board of Directors Meeting
2/15/2011

Present: President-Rick Harris; Vice President-Patrice Diamond; Treasurer-Mayme Britt; Secretary-Yvonne Edun; Member at Large-Patricia Prayor; Association Administrator-Nadine Rivers-Johnson; Office Associate-Kristina Gilchrist and residents and homeowners.

Meeting was called to order at 7:30 pm by President Rick Harris. Motion to waive the reading of the minutes from the January meeting was made by Vice President Diamond, because the minutes are on the website. Motion was seconded by Secretary Edun and unanimously accepted by the Board. All present were offered official copies of the minutes.

Order of Business/ Reports from Committees:

Treasurer's Report: All financials were read for Mainstreet and Parkside Townhomes. Collections: 32 delinquent homeowners have agreed to payment arrangements after being contacted by WNCW and Mainstreet. As of January 1, 2011, \$8,225.00 in assessments have been collected. President Harris noted that MCSA homeowner assessments have not increased despite non-payment of assessments by some homeowners, and the community at large has still benefited from the many improvements to the facilities including: upgraded security/camera system, PA system and other additions. One tennis net, one bench, and two wind screens at the tennis courts will be replaced because of wear and tear; ARB will be actively enforcing the fines for cutting down trees without prior authorization.

Crime Watch: The Clubhouse was burglarized during the early morning hours on 2/8/2011. Several doors were damaged, and one camera was slightly damaged. The security cameras recorded the perpetrators clearly, and we were able to make a positive identification of one of the suspects. DeKalb County Police was notified and the suspect was arrested within hours of the burglary. The other suspect is still currently at large. All doors and electronic keypads were replaced immediately. The security system alarm's communications panel malfunctioned, and the existing monitoring company was replaced by Ackerman Security. Technicians carefully inspected the existing system, added an outdoor siren, strobe light beacon and a wireless monitoring station. Wrought iron security doors, scissor gates, and window bars have been installed.

There has been an increase in the amount of daytime burglaries in the community occurring in clusters within each neighborhood. There will be a Crime Watch meeting on Saturday, 2/19/11 and DeKalb County Police Department will be present along with Grant Knox, of the Volunteers in Police Services (VIPS) Program, to discuss Civilian Police Services. There has also been an increase in the amount of speeders along Mainstreet Park Drive. Tucker Precinct will be notified to monitor the situation.

ARB: Assessment of areas is seasonal, and with the weather changing, the focus of ARB will be mailboxes without numbers: Emergency Medical and Police Services are having a difficult time locating residences.

Also of issue is trash on lawns, appliances in yards, and trash cans left on the street days after garbage pickup.

Landscape Committee: Work will begin on the Gerald A. Ferguson Memorial Garden as the weather clears. An explanation of the garden and funding of such garden by the Captain Planet Foundation was given. The scholarship was named after Mr. Ferguson (former President of the Board) because of his efforts to improve the Mainstreet community through political activism within DeKalb County and preservation of Mainstreet's natural environment to promote home values. The designation of the garden named for Mr. Ferguson was chosen, because he initiated and pursued the 501c3 designation of the Mainstreet Scholarship Fund, Inc. The garden has been designated for cross-demographic use by all members of the community from youth to senior citizens.

Tennis Committee: Saturday 2/19, there will be a Free Tennis Clinic sponsored by Atlantic Recreation. A request was made for \$75.00 to purchase juices and refreshments for the event. A motion was made by Secretary Edun to grant the funds to the Tennis Committee for the clinic. The motion was seconded by Treasurer Britt, and unanimously passed. President Harris has requested that the Tennis Committee have a representative present at the BOD meetings, since there is a chairperson designee.

Welcome Committee: There were no new home sales in the month of January but a couple of homes will close during the month of February; a couple of refinances are also scheduled.

Administration: The One DeKalb Clean-Up Project will provide all necessary materials to clean up a section of the community during a multi-community clean up planned for this spring. The Parkwest Community has been chosen to receive the project clean up. Residents will have to be actively involved with the cleanup efforts. Super 7 District Commissioner Stan Watson has proposed that DeKalb County inmates participate in a county-wide cleanup process as a way to offset services and County funds deficits. The proposal is awaiting DeKalb County approval. The Hidden Hills Overlay District, an effort spearheaded by Hidden Hills Civic Association for the last four years, met with Super District 7 Commissioner Watson about continued support of the project. Commissioner Watson will sponsor a group of potential business owners and entrepreneurs to come and tour the HHCA Overlay District. Mainstreet is pursuing eligibility for the "Adopt a Block" Program and additional DeKalb County funding for beautification of the community. The Department of Watershed Management has a program that will assist with the cleaning of lakes and streams also.

Negotiations are ongoing with the County for the disposition of the abandoned church on the corner of Mainstreet Park Drive and S. Hairston Road. The building is being proposed as a potential multi-community center with the possibility for services such as: a day care or after-school center, senior services, an indoor basketball court, health station, etc. The vision is to have a member of each community involved (Concerned Communities Coalition members) to sit on the Board of Directors and manage the governing of the facility. In addition, the County will assign a Project Manager and assure the facility is being utilized in accordance with the requirement. The idea of a police substation on site to incorporate a DeKalb County police presence at the facility is also part of the proposal. The County had already identified the Redan Road, S. Hairston Road, Covington Highway, and Panola Road corridors, as well as the surrounding areas, as being earmarked for community revitalization to include Mainstreet and surrounding neighborhoods.

Foreclosures in DeKalb County: The DeKalb County Foreclosure Registry Ordinance is available for viewing on the DeKalb County website. Effective October 24, 2010, all foreclosures have to be registered with the County. If dilapidated properties are not maintained, they will be fined \$1,000 per day up to 90 days. This will hold homeowners accountable for maintaining the foreclosed properties.

DeKalb County is restructuring the Code Enforcement Department so that average citizens can write code violations. Another revision will involve re-classification of Code Enforcement violations as “administrative” in nature so that code violations will no longer be a criminal offense, but a civil one so that the police and the court system can focus on other issues. This will also allow issuance of some fines and citations on the spot by Code Enforcement officers.

Section 8 Homes - If a Section 8 homeowner is found in violation of Housing Authority of DeKalb County (HADC) guidelines, the homeowner can be reported for noncompliance and if within specified timeframes they do not bring their home up to standard, the homeowner will lose their Section 8 licensure.

Resource Center: The Resource Center is increasingly being utilized by the Community for job searches, email services, printing, and other computer services. Kristina maintains a database of employment search information posted for those interested.

Sports Teams: The President would like to see a female softball team initiated with girls and women of all ages. He has a sponsor but needs to have volunteers to coach the team(s).

Collections: Assessment collections letters are going out, and \$9,000 in additional revenue resulting from lump-sum payments and payment plan agreements have been received. We are addressing the problem of homeowner letters being returned due to incorrect or insufficient addresses on file.

Meeting was adjourned @9:30pm

Minutes recorded by Yvonne Edun, Secretary
Mainstreet Community Services Association, Inc.