

Mainstreet Community Services Association, Inc. (MCSA, Inc)  
Board of Director's Meeting  
February 16, 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 7:30pm by President Harris, who extended a gracious welcome to homeowners and visitor Steve Bradshaw, candidate for the 4th District Commissioner's seat. President Harris announced that Mainstreet will be hosting a candidate's forum for anyone running for office in DeKalb County. Homeowners and surrounding communities will be invited to the forum to meet one-on-one with candidates for County government to be held in lieu of a Board meeting on Tuesday, April 19, 2016, at 6:30pm

Minutes Report - President Harris called for a motion to waive the reading of the January minutes; all minutes are posted on the website at [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org). A motion was made by Secretary Diamond, seconded by Member-at-Large Phillip Griffith and passed unanimously.

Financial Report – The Financials were read by Treasurer Bryson, and after review, President Harris called for a motion to accept the Financials. A motion was made by Treasurer Bryson, seconded by Secretary Diamond and passed unanimously.

President's Report:

1. Mainstreet Pavilion/Playground – The existing flood plan map changed after the 100-year flood of 2009, subjecting the playground and Pavilion to increasing incidents of flooding in the area. Blockage upstream of Mainstreet and at the culvert on either of Mainstreet Park Drive needs to be addressed by DeKalb County Roads & Drainage, because any heavy rain causes three-four feet of water on either side of the bridge. This is causing continuing erosion of the land on either side of Barbashela Creek as it runs through Mainstreet Community. We need the community to rally together, take pictures when the flooding occurs and email them to the Clubhouse administration office for consolidation and forwarding to Ms Peggy Allen, DeKalb County Roads & Drainage Associate Director. Homeowners were also encouraged to individually contact Ms. Allen personally by emailing the Associate Director at [pvallen@dekalbcountyga.gov](mailto:pvallen@dekalbcountyga.gov) or calling the office at 404-294-3840. We should also reach out to Ms. Angela Walton, DeKalb County Roads & Drainage Communications Manager, at 404-371-3688. The more we add voice to this issue, the sooner a resolution to the continuing blockage and erosion issues from Barbashela Creek System can be adequately addressed and corrected - thus improving the flow of water through our community. The Association be working to remove equipment from the old playground area and constructing a walking tract in place of the existing playground area, as well as installation of a new swing set at the KaBOOM! play space on the Pavilion side of Mainstreet Park Drive.
2. Crime Reporting - Crime statistics data for a one-mile radius of Mainstreet Community was discussed and will be updated on a monthly basis.
3. Clubhouse – A new administrative front office computer was purchased to replace a 10-year-old machine. Re-stripping of the parking lot, installation of anti-skid pavement paint, and additional fencing in front of Clubhouse was completed.
4. Management Report – President Harris read the administrative report related to collections, leasing administration, ARB, fining, illegal tree cutting, and day-to-day Association operations for the month. Common area projects completed include trees pruned at Disney Court, Model Court, and removal of a tree near the back of the tennis court area. This has created greater visibility along Mainstreet Park Drive approaching the Clubhouse.

New Business:

1. We have been notified by Sears Pool that the DeKalb County Division of Environmental Health will be mandating the abandonment of all “in-line, wall-mounted” vacuum systems for commercial/HOA swimming pools. This vacuum port has been used as a method of cleaning the pool through the system’s filtration pump. This means we will have to permanently cap the port in the pool and cut/cap the vacuum line in the pump room. This will need to be done in order to pass the preseason health inspection which allows the pool to be properly permitted for the season and to open to the public. The vacuum system will be properly disabled by Sears Pool during April 2016. This will eliminate further risks and hazards in regards to suction and vacuum entrapment in swimming pools. The Association will need to consider the purchase of a deck-level vacuum to service the pool in between Sears Pool technician’s visits (2 times per week during the pool season).
2. Partnership with E.L. Miller – Vice President Diamond sent a letter to the DeKalb County School Board requesting an opportunity to partner with E.L. Miller and the Parent Teacher Association to address three concerns: (a) appearance of the school, adequate playground equipment and landscaping of school grounds; (b) the effect to property values and the school system; and (c) Mainstreet’s desire to provide support resources to the school. A meeting is being held at Redan High School with Dr. Joyce Morley, DeKalb County School Board member, to be held Monday, February 22, 2016, at 6pm at Redan High School. The community will be encouraged to attend.

Adjournment - A motion was made by Treasurer Bryson, seconded by Vice President Dickey and passed unanimously. The meeting adjourned at 8:10pm.

The next Board meeting is scheduled for Tuesday, March 15, 2016 at 7:30pm

Submitted to Patrice Diamond, Secretary  
Mainstreet Community Services Assoc, Inc.