

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Directors Meeting
March 15, 2011
7:30pm

Present-President: Rick Harris, Treasurer: Mamy Britt, Secretary: Yvonne Edun, Administrative Assistant: Kristina Gilchrist. VP Patrice Diamond and Member-at-Large Patricia Prayor were absent due to illness.

Meeting was called to order by the President Harris with a motion made by Secretary Edun to waive the reading of the minutes from the February meeting because the minutes are posted on the website.

Treasurer's Report: Operating Expenses and Financials were read by Treasurer Britt with note made of the amount of collections for the month of February.

ARB: Only one violation is recorded for the past 30 days and the fine has not been levied as of this time.

Crime Watch: Because of the increase in vandalism in the clubhouse area, pictures of the suspects that are captured on the surveillance cameras will be posted on the website. Two warrants were sworn-one for theft of services, the other for services paid for and not rendered. The pavilion signs that were vandalized are being replaced with the main pavilion sign to be installed on the roof of the pavilion. Surveillance cameras will be installed in the pavilion and playground areas. There were several resident reports of drug activity in Heritage Oaks and Brandy Oaks. The alarm systems have been further upgraded in the clubhouse to add more glass break detectors, motion sensors and additional cameras. The Tucker Precinct was notified and patrols were visibly increased. The issue of speeding along Mainstreet Park Drive was discussed and several options were considered: Speed bumps-a homeowner mentioned that speed bumps have been discussed many times in the past and the installation and continuing maintenance-whether it would be the responsibility of the county or the subdivision to handle-had always been an issue. The other option would be to add more stop signs and treat each intersection as a three or four-way. All options will be researched.

Garden Committee: The benches for the Gerald A. Ferguson Memorial Garden were installed and secured in concrete, the flowers were planted and the garden has officially completed. Dedication of the garden will take place during the Health Fair on May 28, 2011.

Landscaping: Parkside Townhomes-railroad ties will be added to high corrosion areas, flowers will be planted and mulch created from tree stumps in the area added in the common areas. Trees will be pruned. Raised flower beds will be put around the entrance signs throughout the community.

Welcome Committee: No report.

Tennis Committee: No Report.

Community Activities: The Crime Watch is hosting a financial seminar presented by MetLife on reverse mortgages and life insurance on Saturday, March 19.

Collections: The assessment collections process continues to be very effective and homeowners are regularly making payment arrangements or paying up their balances. One payment plan has been initiated with a homeowner within the last 30 days. Homeowners that have not complied with their payment arrangements will be turned over to HMS for follow up and delinquency letters and to WNCW for further collections if necessary. There is a possibility of Kristie adding an additional late evening for collections since the evening calls have been so successful.

Section 8 homes: Several questions from the community were asked about the amount of Section 8 homes and how many people are allowed to live in the houses, who was responsible for upkeep of the property, and what we can do to get them properly manage their homes. It was explained that Section 8 has guidelines for the maintenance of the properties, the behaviors of the tenants, and code enforcement issues. MCSA, Inc. does not necessarily know which homes are Section 8 rentals and can only enforce the covenants set by the Association and Dekalb County Code Enforcement laws.

With no further issues, the meeting was adjourned at 9pm. The next meeting is scheduled for April 19, 2011.

Minutes recorded by Yvonne Edun, Secretary
MCSA, Inc.

