

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

Present: President, Rick Harris; Treasurer Mamye Britt, VP Patrice Diamond; Member at Large, Patricia Prayor; Association Administrator, Nadine Rivers-Johnson; Kristina Gilchrist, Office Associates, homeowners and residents. Absent: Secretary, Yvonne Edun

Meeting was called to order at 7:30 p.m. by President Harris with a motion to waive the reading of the minutes by Vice President Diamond, seconded by Treasurer Britt. The minutes are posted on the Mainstreet website.

Treasurers Report: A motion to waive the reading of the Financials was made by Vice President Diamond, seconded by Treasurer Britt, and accepted unanimously.

Assessments: Office Associate Gilchrist is sending homeowner information for further action on outstanding balances to HMS and WNCW for follow up. The Board reviewed the spreadsheets and procedures for the collection process. Association Administrator Rivers-Johnson explained the collection procedures under the new management company, CMA, effective June 1, 2011.

Security: Security Patrols by Executive Enforcement Services, Inc. (EESI) began private patrol of Mainstreet Community property on April 18, 2011, and homeowners have been giving positive feedback about having security present. President Harris reiterated that only Mainstreet is being patrolled and included in the contract for security services. Discussion has arisen about EESI providing services for Hidden Hills and Chapman Mills/Redan Park, but there will be no involvement between Mainstreet and the other Associations. EESI will only be used from Monday through Friday for eight hours per day, with varying hours of coverage.

ARB: An owner of an inoperative vehicle in the former long-term storage area is threatening to sue Mainstreet over the vehicle being removed without his permission. By-Laws state that any vehicle that is inoperative can be removed after 14 days. Fencing: Fencing should not be visible from the front of the street. Because of fencing already present in homeowner yards, these homes will be grandfathered in, but moving forward, fencing codes will be enforced. The homeowners of the Lakeview neighborhood on Redan Road will be notified that the fencing along Redan will be removed, and there will be tall growing shrubs planted in its place. The budget is approximately \$1,500.00 for the bushes.

Crime Watch: Crime Watch was not present. Vice President Diamond sends out monthly Crime tips to neighbors in the Nimblechase neighborhood in conjunction with the Crime Watch emails. President Harris stated that he would like to stop the use of the term 'gang activity' because of the negative connotation connected to it and the fact that people are automatically labeling all incidents gang activity or gang-related, and this is not the case. Association Administrator Rivers-Johnson stated that at a recent Prism meeting, there were smaller communities in the area that would like to become involved with the crime watch program in Mainstreet and would forward the information on to the Crime Watch Coordinator. Sgt. Harris, the officer involved in the incident at Parkside where some homeowners complained of disorderly police conduct, will be sent to diversity training per Chief O'Brien of Tucker Precinct.

Tennis Committee: The scheduling mix up with the tennis teams has been clarified, and the schedule was been posted and worked out. Vice President Diamond requested that whenever a roster is submitted, it should be forwarded on to the Tennis Committee to avoid any future issues. Vice President Diamond requested that minutes from November 2010 need to be corrected to reflect that the Captain Planet Foundation Grant amount for \$100,000.00 was misstated, and Vice President Diamond is actively pursuing grants to have the tennis courts repaired or replaced.

Welcome Committee: No sales activity in the townhomes or community re-sales were noted in the community in the past 30 days.

Parkside: Letter sent to Parkside homeowners to notify them that Vice President Diamond will be their representative for complaints and concerns. The landscape timbers will be installed by Arborserv and, upon completion, Vice President Diamond will be planting the flowers at the front entrance and in the back island areas. Landscape timbers will be installed in the front and back of the mailbox areas and the front and back of the neighborhood. When all information is transferred to CMA, there will be no division between Parkside/Disney Court Townhomes and Mainstreet as far as the corporation is concerned. Financials will continue to be reported separately. All homeowners in Parkside that have had some kind of landscaping done are responsible for watering the areas adjacent to their properties and will be notified of such.

For their Bronze Award community project, the Mainstreet Girl Scout Troop will be planting flowers on the side of the Clubhouse, and Vice President Diamond would like for the Board to help choose an arrangement. Mainstreet will be paying for the flowers and soil amendments, and the girls will be planting the flowers as a community service project. A motion was made for \$150.00 to be allocated from Mainstreet. A motion was by Treasurer Britt, seconded by Vice President Diamond, and unanimously approved by the Board. The land for the community garden has been cleared, and we are waiting for the area to be plowed by Fred Conrad, of the Atlanta Food Bank. The contest for the naming of the garden has been initiated, E.L. Miller and Redan HS counselors have been contacted, and the KaBOOM grant will be completed and submitted by Association Administrator Rivers-Johnson. President Harris asked Association Administrator Rivers-Johnson to open Facebook and Twitter accounts, and the accounts will be linked to the Mainstreet website.

Mainstreet Community Scholarship Fund: Brenda Taylor has completed the scholarship plaques, and the winner will be presented with the plaque and monetary award which goes directly to the school where the winner is enrolled in September of this year.

The neighborhood cleanup campaign, sponsored by One DeKalb, will take place on April 30, 2011. Vice President Diamond will be picking up all of the supplies, and there will be 25-30 individual Mainstreet volunteers participating. Vice President Diamond made a motion to allot \$150.00 for tee shirts for the children participating in the cleanup by Ecstasy Embroidery, the company used to make the Mainstreet tee shirts. The motion was seconded by Treasurer Britt and unanimously accepted by the Board.

Speeding: There have been many complaints of speeding along Mainstreet Park Drive. President Harris spoke with Captain Harris, Captain Gallo and other officials with DeKalb County's Tucker Precinct and has decided to initiate procedures needed to install speed bumps along Mainstreet Park Drive. Homeowners identified other high traffic areas that need speed bumps.

Collections: Collections have been taking place continuously. Collections are up to approximately 81% from 67% three years ago, but efforts to improve delinquency rates are progressing. There are still no plans to raise assessments. Homeowners have been responding favorably to collection notices and have been paying lump-sum amounts to clear up their accounts.

President Harris announced that the Kristina Gilchrist will be moving on to another job. The Board has appreciated her work and dedication to the Community, and she will be missed.

With no other issues, the meeting was adjourned at 8:35pm by President Harris.

Minutes recorded by Yvonne Edun, Secretary
MCSA, Inc.