

Mainstreet Community Services Association Inc. (MCSA, Inc.)
Board of Directors Meeting
May 21, 2013
7:30 PM

Present: President-Rick Harris; Vice President-Sharon Dickey; Treasurer-Phaedra Brooks; Member-At-Large Robert Lee; MCSA staff, homeowners and residents.

The meeting was called to order at 7:34pm by President Harris.

No minutes were available for the April due to the cancellation of the Board meeting.

The Financials were read by Treasurer Brooks. A motion to accept the report as written was made by VP Dickey and seconded by Treasurer Brooks. The motioned passed unanimously.

ARB: More homeowners and residents are being compliant. The Community Design Standards will be revised to include trees.

Landscape: A Patio Gardening workshop was rescheduled for June 1, 2013, due to inclement weather.

Tennis: No Chair was present to report.

Crime Watch: Three burglaries were reported since the last Board meeting. The Crime Watch Coordinator position is still vacant.

Garden: No Chair was present to report.

Scholarship: Chair Brenda Taylor reported. We were unsuccessful in awarding a scholarship for the second year in a row. The Scholarship Committee will review revising the criteria. Manager Rivers-Johnson suggested opening the criteria up to college freshman as well as high school seniors. President Harris suggested working with other Mainstreet feeder schools (Stephenson, Stone Mountain High School, etc.) in addition to Redan High School.

Collections/Management Report: There are a total of 83 vacant homes, with 40 for sale and 43 for rent or lease. A total of 7 abatement lawns were cut to maintain curb appeal in the community. Collections activities continue in-house as well as suits filed by Lazega & Johanson.

Clubhouse/Pavilion Rentals: Rentals are ongoing. The Pavilion and playground areas are getting significantly more use since the KaBOOM! play space was built. Four parking signs were bent and vandalized on the Pavilion side of Mainstreet Park Drive but have been replaced with aluminum "c" poles.

Senior Care Facility: A letter was received and approved by the Board; nothing in the By-Laws or governing documents prevent it.

Welcome Packets: The Mainstreet Community Welcome Packets will be updated, and the Parkside Townhomes/Disney Court needs to develop a welcome packet.

Water Meter Usage at Parkside/Disney Court: Discussion ensued on usage disparities among meter readings at Parkside/Disney Court and what can be done to alleviate excess usage.

Scholarship Criteria Changes – Further discussions and recommendations will be provided to the Board from the Scholarship Committee at the July Board meeting.

A motion to adjourn the meeting was made by Treasurer Brooks and seconded by Member-At-Large Lee. The meeting adjourned at 8:50pm.

The next meeting is scheduled for Tuesday, July 16, 2013 at 7:30pm.

Transcribed by Nadine Rivers-Johnson
Submitted to Deidre Shannon, Secretary
MCSA, Inc.