

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
July 17, 2018
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Secretary, Anita Williams; Treasurer, Herman Tate; Member-At-Large, Patricia Prayor; Community Association Manager, Nadine Rivers-Johnson; Office Associate, Velvet Loyal and homeowners/residents.

Call to Order – A Town Hall was held by Super 7 District Commissioner Gregory Adams which included presenters from DeKalb County Watershed Management, Keep DeKalb Beautiful, Code Enforcement, Community Development, Human Services, Public Safety, Sanitation, and the Tax Commissioner's Office.

Each department gave a 5-minute presentation and was offered the chance to meet for Q&A break-out sessions individually on the second level of the Clubhouse. The Board of Directors meeting was held immediately afterward and was called or order by President Diamond at 9:28pm

Minutes and Financials - A motion to waive the reading of the Minutes and Financials was made by Member-At-Large Prayor, seconded by Treasurer Tate and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Old Business

1. **Parkside Townhomes Overflow and Curb Striping** – Overflow parking and curbside striping at Parkside was postponed due to inclement weather. The project will be rescheduled in two weeks to give prior notification to residents.
2. **Community Celebration/National Night** – Weather continues to be a factor in rescheduling the community celebration (originally scheduled as the annual Independence Day Celebration). Plans are to combine it with National Night Out if possible and conduct festivities in the Clubhouse parking lot area.
3. **President's Report**
 - Community Engagement: President Diamond suggested creating a calendar of activities to engage the community. Suggestions ranged from Bingo, card games, and Pinochle.
 - HOA Fee Increase: The last HOA fee increase was in 2014. A proposal for increasing fees by \$8 for 2020 - with no increase for 2019 – was suggested, since collections through the GAR Program are working well.
 - Parkside Townhomes Special Assessment Meeting: A Special Assessment is needed to address paving in Parkside Townhomes. The Association owns the streets in Parkside. Association Manager Rivers-Johnson will make the appropriate arrangements to get meeting notices out according to our Bylaws. A motion was made by Treasurer Tate and seconded by Member-At-Large Prayor to proceed with the Special Assessment Meeting. The motion passed unanimously.
4. **Management Report**
 - Association Pool Season: Association Manager Rivers-Johnson answered questions about getting additional bids to provide servicing of Mainstreet Community pools during the 2019 season. Community Association Rivers-Johnson will solicit suggestions from other CMA property managers for consideration. A couple of companies will be selected and offered the chance to submit a proposal to Mainstreet no later than March 1, 2019. The last few years have involved several issues that were discussed in a meeting with President Diamond, Association Manager Rivers-Johnson, and Sears Pool President Craig Sears, along with his staff members. Problems were discussed, and President Diamond clarified the Association's expectations.

- Collections: Georgia Assessment Recovery (GAR) collection activities are going well. The slot of accounts in arrears by more than \$1000 will be turned over to GAR at the beginning of the 4th quarter (9/2018).

Adjournment - A motion was made by Vice President Dickey, seconded by Treasurer Tate and passed unanimously to adjourn meeting at 10:05pm.

The next Board meeting is scheduled for Tuesday, June 19, 2018 at 7:30pm.

Minutes submitted by Secretary Anita Williams
Mainstreet Community Services Association, Inc.