

Mainstreet Community Services Association, Inc. (MCSA)  
Board of Directors Meeting Minutes  
Tuesday, April 18, 2017  
7:30PM

**Present:** Rick Harris, President; Sharon Dickey, Vice President; Patrice Diamond, Secretary; Phillip Griffith, Member-at-Large; Nadine Rivers-Johnson, Community Association Manager; Velvet Loyal, Office Associate.

**Call to Order:** President Harris called the meeting to order at 7:32pm and briefly articulated on the agenda items for homeowners/residents in attendance. Vice President Dickey made a motion to waive the reading of the Minutes, and it was seconded by Secretary Diamond; the motion passed unanimously. A motion to waive reading of the Financials was made by Secretary Diamond, seconded by Member-At-Large Griffith and passed unanimously.

**Presentation:** President Harris introduced Dr. Joi Barkley, i9Sports Program Director, for a presentation/overview to the Board regarding a request for usage of green space on Mainstreet Community property for seasonal sports activities. A Q&A session followed, with Board members requesting that Mainstreet residents be offered discounts – exact amounts to be determined prior to the program rollout – and the criteria that residents be current on their assessments. A motion was made by Secretary Diamond to approve the request by i9Sports, was seconded by Member-at-Large Griffith and passed unanimously. The Mainstreet Community i9Sports program will commence in September 2017.

**Old Business:** Parkside Townhomes Plumbing Audit: Site Manager Rivers-Johnson. A special meeting was held January 31, 2017, to give an overview of water bills incurred by Parkside Townhome homeowners/residents through the DeKalb County commercial water meter and sub-metering system. A motion was made by Vice President Dickey, seconded by Secretary Diamond to authorize payment for an internal plumbing audit; the motion passed unanimously. Onsite Manager Rivers-Johnson further reported that 52 units were inspected, and 4 units did not participate. Royal Flush of Atlanta conducted the internal plumbing audit. A letter will be hand-delivered with the results of the audit, by unit. Property owners of these units not in compliance will have until April 25, 2017, to have the issues fixed along with a copy of the repair receipt. To comply, they are required to provide a plumbing audit, at their own expense, from a licensed plumber whose professional licensure can be verified by the Georgia Secretary of State. Failure to comply will result in a \$125/monthly fine to homeowner accounts until compliance has been met.

**President's Report:**

President Rick Harris commented on the parking of vehicles at the entrance way to Parkside and how it was damaging the grass from cars parking there waiting for the school bus to drop off their kids. Member-At-Large Griffith made a motion to purchase three (3) large boulders to place in the areas where cars having been parking to prevent further damage to the grass area; motion was seconded by Vice President Dickey and passed unanimously.

Scholarship Committee: Patrice Diamond, Scholarship Committee Chair, reported that after leaving scholarship packets at Redan, Arabian Mountain, and Stephenson High Schools, there were no seniors from respective schools that applied by the March 2017 deadline for the \$1500 scholarship award.

Tennis Committee: Laryette Lyles, Tennis Captain, submitted documentation regarding the winter tennis team fees. A request was made for the courts -- which are due for resurfacing this spring – to have the color changed to blue with green trim versus the current color combination. Secretary Diamond made a motion to approve the requested color change, Vice President seconded and the motion passed unanimously. Resurfacing is scheduled for May 2017.

Event Participation: Ms Edwards, Arbor Hills resident, has volunteered to participate in upcoming events hosted by the community. Her name and contact information will be added to the Volunteers list maintained by the Clubhouse administrative office.

Required Meetings with Homeowners Prior to Collections: Discussion was made regarding the addition of a process wherein residents can meet with board members regarding their arrearage prior to the commencement of collections activities. It was suggested that we explore the possibility of reporting to the credit bureau or putting a lien/comment on credit reports on homeowner records. All felt this was something that should be looked into. There is, of course, the cost to consider prior to instituting such a policy.

Pool Update: Pool will open Memorial Day weekend. Off-duty police officers will be present on the weekends again this year.

**Adjournment** - A motion to adjourn the meeting was made by Vice President Dickey, seconded by Secretary Diamond and passed unanimously. The meeting adjourned at 9:20pm

Next scheduled Board of Directors meeting is Tuesday, May 16, 2017.

Minutes submitted by Secretary, Patrice Diamond  
Mainstreet Community Services Association, Inc.