

Mainstreet Community Services Association, Inc. (MCSA, Inc)  
Board of Director's Meeting  
July 18, 2017  
7:40pm

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

Call to Order - The meeting was called to order at 7:40pm by President Harris. Secretary Diamond motioned to waive the reading of the Minutes and it was seconded by Member-at-Large Griffith and motion passed unanimously. Financials were read by President Harris; motion made by Member-at-Large Griffith to accept reading of Financials, seconded by Secretary Diamond and passed unanimously.

Old Business -

Parkside Townhomes Plumbing Audit - Affected homeowners received Notice of Fine letters in May, with a deadline of June 30, 2017 to provide verification of complying with plumbing audit recommendations; homeowners will be fined \$125.00 a month starting August 1, 2017. The Association is working with Mr. Massum, DeKalb Commercial Division, for solutions for water billing, including a payment plan if necessary. Out of 58 Parkside homeowners approximately 40% responded. Water bill was in excess of \$10,000.

Parkside Boulders - Placed boulders in entrance area to Parkside Townhomes in order to prevent vehicles from parking on grass and knocking over the power boxes.

Downed Trees – Association is aware of the downed trees in the common area of Parkside Townhomes' entrance. Inclement, including heavy rains, shallow root systems, and top heavy trees has caused a lot of trees to topple over. We will address as weather permits and heavy equipment can be used to remove the trees without destroying existing landscaping in the area.

President's Report:

- 1) Speeding/Traffic Update (Mainstreet Park Drive) - 20% of homeowners in affected area signed petition. Traffic study indicated 80% of time speeding was 10 miles an hour over the posted speed limit. Recommendation is for speed bumps. Will require 66 2/3 of homeowners along Mainstreet Park Drive and the feeder streets to sign petition; cost to affected homeowners will be \$25.00 a year on tax bill for installation and maintenance of speed bumps.
- 2) Crime in Mainstreet - President Harris strongly emphasized to the homeowners if you see something, say something. Most of the vandalism is attributed to crimes of opportunity - automobiles being left unlocked and/or things of value left within sight for thieves to see.
- 3) Pool Updates - The Family Pool will require plaster to be repaired to the entire deep end of the pool, and the pump room is being upgraded to a four-port tandem system to bring it up to current code at a cost of approximately \$12,000. The East pool will remain open until the end of the season during the repair period. As of the end of July, pool revenue had exceeded \$3,400. If approved, repairs will commence on or about August 7th. Secretary Diamond made a motion for approval of funding request, seconded by Member-at-Large Griffith, and passed unanimously.
- 4) Tennis Courts - Resurfacing started and should be finished by end of the week barring no rain.
- 5) Admin Report - A petition for "Quiet" Title for property located at 939 Lake Drive Terrace was submitted by homeowner; response will be submitted by the Association's legal counsel, Lazega & Johanson; Model Court - 2 dead trees removed from roundabout area. One tree fell and hit a homeowner's car; the Association is liable, since the tree was dead and will make an out-of-pocket offer instead of filing an insurance claim. Two proposals will be submitted by homeowner; if Association offer is

accepted, homeowner will sign a waiver to prevent future claims. On July 16, 2017, another car accident occurred at front entrance causing damage to median and curb, claim has been submitted to at-fault driver's insurance carrier. Six accidents have occurred at entrance way since Jan 2017, with 4 claims paid. The other two accidents resulted in 1 with no insurance, and 1 person ran from scene. Due to inclement weather during the July 4th celebration, fireworks will be rescheduled for Saturday, August 5th. The Association has 23 vacant homes, 16 For Sale, 9 Evictions, 12 homes sold and 208 collections. Kudos to Nadine and Velvet for their Code Enforcement action regarding the illegal parking of a tour bus located on Nimblewood Way.

**New Business:**

Reading Program - Jayna Gaudet presented "The Need to Read" literacy program for children in grades 1-8th residing within Mainstreet as part of her service project to receive the Gold Award for the Girls Scouts of Greater Atlanta. The program will have a minimum of 10 students, an instructor for every student or one instructor to 2 students; commencing 14-18 Aug and 4-8 Sep. 5-6pm, two times a week; a waiver of liability will be required by each parent with a child participating, and a program registration form completed by each parent with a child participating. After Ms. Gaudet's presentation, Secretary Diamond motioned that approval be granted for "The Need to Read" literary program and Vice President Dickey seconded; the motion passed unanimously.

Adjournment - A motion was made by Secretary, Patrice Diamond; seconded by Vice President Sharon Dickey, passed unanimously. The meeting adjourned at 8:50pm.

The next Board of Directors meeting is scheduled for Tuesday, August 15, 2017 at 7:30pm.

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