

Mainstreet Community Services Association Inc.
Board of Directors Meeting-Annual Elections
Thursday, December 1, 2011
7:30 pm

Present: President, Rick Harris; Vice President Patrice Diamond, Secretary Yvonne Edun, Treasurer, Mamy Britt; Member-at-Large, Nadine Rivers-Johnson-Community Association Manager: Kristina Gilchrist-Office Associate; Rhonda Moles Community Management Associates Division Manager; homeowners and residents.

Meeting was called to order at 7:30 p.m. by President Harris. Introduction of MCSA Board members and administrative staff was made by the President. Motion to waive the reading of the Minutes was made by Vice President Diamond, seconded by Secretary Edun and unanimously approved by the Board.

Order of Business:

Board Verification of the Quorum for the Election process was explained and verified by Nadine Rivers-Johnson and Rhonda Moles, CMA. The Quorum consists of at least 10% of homeowners eligible to vote within 30 days of the election.

Budget: Treasurer Britt reviewed the Financials, highlighting the amount in Reserves, the total income, and projected budget for 2012. All Budget information is posted on the website or available in the office upon request in writing.

Collections: Lazega & Johanson (L&J) is the new law firm representing MCSA. The contract with WNCW was terminated effective November 15, 2011. The Collections Department at L&J has recovered \$20,000 over the past 3 months. In-house staffing collects delinquent assessments due under \$1,100.00, and payment plans are made for homeowners owing over \$1,100.00 through L&J. President Harris reiterated the collections process for the homeowners present at the meeting.

Parkside Townhomes/Disney Court: Monthly assessments had been reduced from \$255.00 to \$199.00. The Association is no longer responsible for any outside maintenance on their units.

Crime Watch: There has been an improvement in the amount of daytime burglaries and vandalism because of the Roving Security provided by Executive Security Services, Inc. A bicycle was purchased by MCSA for use by the security company to allow for better access to wooded areas, walking trails, the Playground/Pavilion, and other areas not accessible by motor vehicle. The annual Crime Watch meeting will be held on January 17, 2012 at 7:30pm. DeKalb County Police Department and other city officials will be in attendance to address crime issues throughout the community.

Improvements to Clubhouse: There have been improvements made to the surveillance equipment.

Playground: Volunteers from the community, along with SunTrust Bank volunteers, rebuilt and added new equipment to the playground area through a \$7,500 awarded to the MCSA by the Community Fund of Greater Atlanta and \$1,000 from Wells Fargo "*Days of Giving*..

ARB-Improvement to the overall community continues. All abandoned and unsightly cars are being cited and removed. Citations are being issued to homeowners committing violations that do not adhere to ARB standards. Home Purchases: There were 37 closings since May of this year; that includes 1 refinance and 7 purchases by investors.

Landscaping: The Adams Landscaping Group has been contracted for Association common area landscaping, and there is a noticeable improvement in the condition of the common areas, shrubbery and floral entrance plantings.

Nominations for the Board of Directors

Current President Rick Harris is running for re-election unopposed. There are currently two vacant directorships, with the Member at Large seat being vacant as of June 12, 2011. CMA personnel called for any nominations from the floor for the two positions available. Each position will serve a two-year term. Homeowners were reminded that no nominations could be accepted from the floor unless the individual being nominated was actually present at the time of election. Community Association Manager Rivers-Johnson explained that there were no petitions for candidacy other than that of Rick Harris, and that if there were no objections the vote would be taken from the floor. Rick Harris was re-elected unanimously by a show of hands.

Bishop Robert Lee stood and asked for consideration to run for the Board of Directors. He won by unanimous vote by show of hands and accepted a seat on the board for a 2 year term. Bishop Lee was welcomed to the current Board of Directors. Bishop Lee has lived in the community for several years in the Parkwest Community. He is a native of Roanoke, VA and has lived in Atlanta for 21 years. In Virginia, he was President of the local Chapter of the NAACP/Antipoverty Program and is also interested in Youth Activities. He holds several masters degrees in Theology and attends International Harvester Ministries. He stated that he familiarized himself with the Covenants and By-Laws of MCSA on the website.

Community Events/Committees: December 11, 2011-Wine and Cheese Social and Shopping Extravaganza. All homeowners are asked to bring a dessert.

The Community Garden- "the Garden of Eatin'" has been moved to the area opposite the playground. Fencing and lighting of the area will start in February of 2012. Plots will be sold, and donations of excess produce will be made to the Atlanta Food Bank. Each plot will cost \$50 per year. There will be additional picnic tables and flowers planted in the area.

Welcome/Landscape Committee: Welcome packets will be reviewed to update information provided to new homeowners/residents. Winter flowers will be planted at the entrances and signage to each community. The Gerald A. Ferguson Memorial Garden is being beautifully maintained by homeowner, Edith Clark.

Committees need to be assembled for the 2012 Easter Egg Hunt and the Scholarship Committee needs volunteers.

Board of Directors meetings for 2012 will be held quarterly on the 3rd Tuesday, at 7:30pm, in March, June, September, and December of next year. Executive Board Meetings will continue to be held monthly during the day with days/times TBD by the Board.

Q&A Session was opened to homeowners and residents.

1. Complaints of speeding on Mainstreet Park Drive, Walker Road and Post Road Pass. The issue of speed bumps will be addressed again by the Board.
2. Complaints of individuals parking their cars on both sides of the street in the cul-de-sacs in the Parkwest Community being a hindrance to Emergency Fire and Rescue vehicles. President Harris explained that since the roads are all public access roads, if rescue vehicles need to get by, they can be forcibly moved.
3. Homeowner and active volunteer, Brenda Taylor, stressed that more volunteers were needed on committees in the community.

With no further questions from the homeowners, the meeting was adjourned by President Harris. The next Board meeting will be the 3rd Tuesday in March, 2012.