

Mainstreet Community Service Association, Inc. (MCSA)
Parkside Townhomes Special Meeting
January 31, 2016

Present: President-Rick Harris; Vice President-Sharon Dickey; Treasurer-Frankie Bryson; Member-At-Large-Phillip Griffith; Community Association Manager-Nadine Rivers-Johnson, and Parkside Townhomes homeowners/residents.

Call to Order - President, Rick Harris called the special meeting to order at 7:30pm. President Harris followed the introduction with a review of the agenda for homeowners/residents in attendance.

Water Usage in Parkside – President Harris explained the reason for a special meeting being called and Association Manager Rivers-Johnson gave an overview of water bills incurred by Parkside Townhome homeowners/residents through the DeKalb County commercial water meter and sub-metering system. A packet of information was distributed to those in attendance with supportive documentation.

Mandatory Internal Plumbing Audits – In early to mid-January, homeowners will be required to give the Association’s plumbing vendor, Royal Flush of Atlanta, access to their property for an internal plumbing audit. The audit will take approximately 15-30 minutes and will cover inspection of the faucets, toilets, hot water heater and washer/dryer connections in each unit for possible leaks. The Association has paid over \$100,000 in water bills for the 56 units comprising Parkside Townhomes at an average cost of \$198/unit as opposed to regular single-family home water bills which should run no more than \$75/month. The water usage for December 2016 was almost 800,000 gallons used during the single month billing cycle. The bill is averaging \$10,000/month – up over \$5000 from five years ago.

Future Remedies – Something has to be done to alleviate this financial burden on the Association. The Board has authorized payment of the internal plumbing audits from the Association operating account, so there will be no cost to homeowners. However, homeowners who do not allow access to their homes during the three-day audit period will be 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/month fine to homeowner accounts until compliance has been met.

Homeowner Comments - Homeowners present expressed reluctance to be subjected to the internal audit and felt it was an invasion of privacy. The Board reiterated that this was a financial liability to the entire Association’s assets, and felt the continued financial drain put the Association at risk. The Parkside Townhomes assessments collected do not cover the cost of providing governing document mandated services to them. Therefore, they are operating in the “red” each month, and the deficit is paid out of the master association’s assessments.

Special Meeting Vote - A motion was made by Treasurer Bryson, seconded by Vice President Dickey and passed unanimously to have the internal plumbing audits authorized, with all subsequent terms of non-compliance in place. Association Manager Rivers-Johnson will make arrangements with the plumbing contractor immediately. Homeowners will be notified at least 10 days prior to the scheduling of said internal plumbing audit.

Adjournment – A motion to adjourn was made by Vice President, seconded by Treasurer Bryson and passed unanimously. The meeting adjourned at 8:50pm.

Next scheduled Board of Directors meeting is Tuesday, February 21, 2017.

Transcribed for by Nadine Rivers-Johnson
for Secretary, Patrice Diamond
Mainstreet Community Services Association, Inc.