

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Parkside Townhomes Special Assessment Meeting
August 23, 2018
7:00pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Secretary, Anita Williams; Treasurer, Herman Tate; Community Association Manager, Nadine Rivers-Johnson; Office Associate, Velvet Loyal and various homeowners/residents of Parkside Townhomes.

Call to Order – President Diamond called the meeting to order at 7:02pm and reviewed the agenda of items to be presented.

Sign In and Verification of Quorum – A total of 14 Parkside Townhome homeowners and residents were in attendance and signed in by property address. Association Manager Rivers-Johnson verified that a quorum of 10% was reached pursuant to Amended Bylaws Section 7. Paragraphs (a) and (b). President Diamond explained that only items appearing on the Special Assessment Meeting Agenda would be discussed and outlined the contents of a proposed paving option package. All in attendance were provided with a packaged that included the following: meeting agenda; Balance Sheet for Townhomes (Parkside and Disney Court) and the Association; Amended Bylaws excerpts from Deed Book 195524, Pg. 550, 551, and 554 giving the Board authority to hold the Special Assessment Meeting and proposal a Special Parcel Assessment; four proposal options for paving submitted and accepted from Pro Asphalt; and Special Assessment ballots.

Presentation and Discussion of Proposed Paving Options – President Diamond presented a total of four options to address the issue of repairs to Parkside Townhomes streets. Options and costs were reviewed to: (1) repair ALL potholes on Village Mainstreet only; (2) repair all potholes on ALL streets in Parkside Townhomes – including side streets, Village Circle, Village Road, Village Trail, and Village Way; (3) completely resurface Village Mainstreet ONLY; and (4) resurface all streets in Parkside Townhomes in their entirety to include Village Mainstreet, Village Circle, Village Road, Village Trail, and Village Way. Discussion followed on the details outlined under each option, including the cost per property owner for each proposal option.

Homeowner Question & Answer Session – Debate over concrete repair and if insurance claim options for the repair existed. Board members and Association Manager Rivers-Johnson fielded questions about the process and listened to the opinion, questions, and answers provided by various homeowners and residents present. Some homeowners felt that the option existed to file an insurance claim for work that was completed to pave the streets over a decade ago. They also felt it was within their scope to petition and give the streets to DeKalb County for future ownership and maintenance. Board President Diamond explained that Village Mainstreet and all side streets were the common area property of Mainstreet Community Services Association, Inc., and that Parkside Townhomes was not an entity unto itself – only one of 14 neighborhoods that make up the Association. Also, it was noted that funds do not exist in the townhomes (THA) budget for such repairs, as they operate “in the red,” and therefore are not financially viable. The Balance Sheet shows a negative equity of -\$196,913 with only \$506.68 in THA Reserves. Any and all repairs made outside of Special Parcel Assessment funding, pursuant to Amended Bylaws Section 7, Paragraph (b) would have to come from the Operating Account or Reserves of the entire Association. Parkside Townhomes only represents approximately 6% of the total members in Mainstreet Community Services Association, Inc.

Special Assessment Vote – Homeowners did not want to vote and suggested tabling a decision for or against the Special Assessment for 60 days. Because a vote was not taken, and the required approval of two-thirds (2/3) vote of the Owners of the Lots in the Parcel did not occur at the meeting duly called for that purpose, they will have to petition the Board for another meeting with signatures from 2/3 of the Owners of the Lots in the Parcel to have another Special Assessment Meeting called.

In the meantime, the Board of Directors will fulfill their fiduciary duties for the maintenance of streets in Parkside Townhomes – to include Village Mainstreet, Village Circle, Village Road, Village Trail, and Village Way – as funding becomes available in a way that will not put the entire Association at financial risk. Potholes will be fixed one or two at a time for the foreseeable future.

Homeowners and residents present wanted to know if Pro Asphalt was the only proposal obtained. Per the Association's usual and customary guidelines, two additional proposals were obtained, but the most cost effective submission was presented. Board President agreed to provide homeowners and residents present with a copy of the other two proposals submitted via email. Association Manager Rivers-Johnson will send the proposal copies out on Friday, August 24, 2018 by the end of the business day. Copies of the entire Special Assessment Meeting Package will be available in hard-copy form at the Clubhouse administrative office during normal business hours: Tuesdays-Fridays from 9am-6pm and Saturdays from 8:30am-3pm for any Parkside Townhomes homeowner or resident upon request.

Meeting Adjournment – A motion to adjourn the meeting was made by Vice President Dickey, seconded by Treasurer Tate, and passed unanimously. The meeting adjourned at 8:15pm

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