

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
September 20, 2022

Present: President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Community Association Manager Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners/residents via Zoom. Special Guest: 4th District Commissioner Steve Bradshaw and Chief of Staff Aleshia Brooks.

Called to Order - Meeting convened at 7:33pm by Vice President Dickey with all members of the board present with the exception of Member-At-Large, Willie Lebeau. President Diamond arrived at 7:55pm.

Minutes – A motion to waive the reading of the Minutes was made by Secretary Irvin, seconded by Treasurer Irvin, and passed unanimously.

Financials – A motion to waive reading of the Financials and to approve them was made Treasurer Middleton, seconded by Secretary Irvin, and passed unanimously.

Special Guest: Commissioner Steve Bradshaw: 4th District Commissioner Bradshaw was introduced by Vice President Dickey, who then gave a brief history of his background and introduced his Chief of Staff, Aleshia Brooks. Commissioner Bradshaw gave an update on the new 4th District Community Center located on Elam Road, and that is scheduled to open in early 2023. He also reminded those in attendance that Wade Walker has a food pantry, and that he provided funding as part of the Cares Act, along with dollars from his discretionary fund. Commissioner Bradshaw then fielded questions provided from homeowners as follows:

- **Pruning of trees** along Mainstreet Park Drive between S. Hairston Road and Martin Road, as well as N. Redan Circle between N. Redan Circle and Martin Road. This request was submitted to Tracy Hutchinson by Association Manager Rivers-Johnson as part of available DeKalb County Beautification funding in August of 2021. Association Manager Rivers-Johnson requested an update on this request, because Mainstreet was supposed to be put on the list for 2022 with a target date of April of this year. No further communication has been forthcoming from the County, and the request is for Commissioner Bradshaw to get a status of the original request.
- **Rental Increases** and what can be done was discussed. State legislation currently prohibits caps on rental increases. Both the Super 7 and 4th District Commissioners, as well as State Representative Viola Davis, are supportive of introducing amendments to the law that would eliminate this cap.
- **Vacant Properties** can be reported to the DeKalb County Vacancy registry by visiting the website at: <https://www.dekalbcountyga.gov/beautification/foreclosurevacant-property-registry>.
- **Trash and Bulky Item Pickups** issues and what can be done – Visit the County website under Sanitation or call 404-294-2900 for excess trash pickup. The County is also undergoing issues with staffing shortages.
- **Potholes** can be reported at the County Roads & Drainage Pothole Hotline: 404-297-3813.
- **Speeding along S. Hairston Road** – Commissioner Bradshaw has initiated a traffic study group, of which Association Manager Rivers-Johnson is a part of, to address speeding and accidents at the front entrance corner of S. Hairston and Mainstreet Park Drive. Measures are being studied such as: the traffic light will be further calibrated to allow left turn only into the community; a traffic light camera (requires Department of Transportation and legislative approvals); or other measures in conjunction with DeKalb County Police Department and the East Precinct.
- **Healthcare agencies in residential zoning** has to be investigated by Chief of Staff Brooks.

Reports

- **President's Report** was made by President Diamond discussing:
 - Two sources for housing assistance services: TLAC (404-371-3201) and Georgia Rental Assistance Program (1-833-827-7368). Deadlines apply.
 - Bulky Item Pickup Program – President Diamond reiterated the policy for having excess debris picked up by DeKalb County Sanitation Department. Visit www.dekalbcountyga.gov, and look for the Sanitation icon.
 - Once again, 18-wheelers are **not** allowed in residential neighborhoods for over four hours pursuant to GA Code of Ordinances, Sec. 6.1.3 – Parking Regulations, paragraph B. 6.6. DeKalb County posted signs expressly prohibiting them at both our front and back entrances.
 - Due to the tragic death of two property managers, the board and CMA has encouraged additional security measures at the clubhouse administrative offices. A magnetic door lock and intercom system will be installed to better control to the building, along with a door camera.
 - Assessments – if behind, please contact the administrative office to get on a payment plan or lump-sum payment to save on late fees, interest, and legal fees.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
 - Replacement of Mainstreet Community Clock Tower. After demolition, site plan has to be submitted for DeKalb County Commercial Alterations permit. Clock Tower will be replaced with an exact replica to honor this historic and iconic piece of Mainstreet's community history.
 - East Pool resurfacing work will begin by the end of September. Pool revenue for the year was approximately \$7,300 through the date of this meeting. Family and Kiddie pools have already been winterized.
 - Leasing administration has reported a 31% rental rate with 364 compliant (or suspected) properties.
 - ARB submitted their report and sent 97 compliance letters, with four properties being noted as vacant or being rehabilitated.
 - Administrative: 15 payment plans, 25 collections letters, fines totaling \$7,596.97 assessed.

Tennis Report – None.

Old Business

- **Assessments Increase for 2023 Reminder:** Once again, Mainstreet Community homeowner assessments will be increased to \$70/month (\$840 annually) effective 1/1/23.
- **ARB Compliance:** Board will meet to discuss strengthening fines for noncompliance issues.

New Business

- **CMA Conversion to Vantaca: October 2023**
- CMA is converting to a new database system from Village Management Software (VMS). The new system will go live October 3, 2022 for homeowners.
- Account balances and homeowner information will continue to port over throughout the remainder of the 2022 calendar year.

A motion to adjourn was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously. The meeting adjourned at 8:47pm.

Minutes submitted by Secretary Darryl Irvin
Transcription by CAM Rivers-Johnson
Mainstreet Community Services Association, Inc.