

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
Annual Members Meeting
December 2, 2021

Present: President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Community Association Manager Nadine Rivers-Johnson; and homeowners/residents.

Called to Order - Meeting convened at 7:37pm by President Diamond with all members of the board present with the exception of Member-At-Large, Patricia Prayor.

Verification of Quorum – A call was made by President Diamond for verification of quorum to enable the Annual Members meeting to proceed. Elections Chair, Laryette Kyle, confirmed the meeting quorum (total of 589 members in good standing; 59 needed for quorum; 76 members by proxy or in person).

President’s Message - President Diamond thanked board members and the staff for their hard work, then welcomed homeowners attending both in person and virtually.

- During her annual message, President Diamond announced that Office Associate, Velvet Loyal, was on FMLA from 8/18/21, and resumed working part-time hours from 11/1/21 through the end of the year. She will return to full-time duties after the first of the year.
- She further announced the passing of Member-At-Large Patricia Prayor at the end of November. Her family has requested donations to the American Cancer Society in lieu of flowers.
- In her statement, President Diamond addressed a recent unauthorized candlelight ceremony held in the clubhouse parking lot and urged homeowners to “see something, say something.” The association will explore all legal remedies available to them in these instances.
- She also discussed the need for an increase in assessments to take effect 1/1/2023. As an aging community, many capital projects are becoming necessary to repair and replace common area elements in the community that provide the curb appeal necessary to maintain and increase our property values. Enhancements and updates, along with a robust housing market, have increased our property prices by thousands of dollars in the last few years. Additional increases to utilities costs and vendor pricing, and inflation, along with continuing to build the association’s Reserves, make it necessary to increase assessments to keep up with higher costs of doing business. President Diamond then called for a motion to increase assessments by \$10 per month starting 1/1/23. A motion was made by Secretary Irvin, seconded by Vice President Dickey and passed unanimously.

Presentation of 2022 Budget –A Treasurer’s Annual Report was presented by Treasurer Middleton and the 2022 Proposed Budget changes explained. Property Manager Rivers-Johnson briefed the board and homeowners present on the 2022 proposed budget. The budget calls for no increase in assessments for 2022, but highlights plans for common area improvements including mulching at the Pavilion Kaboom play space and additional landscape beautification improvements to both the front and back entrances. Additional repair updates and improvements are necessary for the Family, Kiddie and East Pools for safety and Board of Health Compliance. Additional budget funds were also allocated for legal and collections fees anticipated for 2022. A motion to approve the 2022 Budget was made by Vice President Dickey, seconded by Treasurer Middleton and passed unanimously.

Nominations for Board of Directors – This year, only three homeowners returned Petitions for Candidacy and successfully qualified run for the Board of Directors this year. The Georgia Nonprofit Code allows for vote by acclamation when there is an uncontested election and where you have the same

number of candidates running for election as there are open seats available on the board. A vote was taken of members available in person or by proxy with a majority voting in the affirmative and 9 abstentions to accept the vote by acclamation. Darryl Irvin, Quincy Kelly, and Janice Middleton were all elected to two-year terms as directors. The board adjourned to select officers when a motion was made by Director Irvin, seconded by Director Dickey and passed unanimously.

Question & Answer Session – During the Q&A session, Community Association Manager Rivers-Johnson explained the legal collections process of the association and reviewed how to read Financials provided at each board meeting. Copies are available to homeowners who request them either through email or by picking up a hard copy at the clubhouse administrative office after they are approved by the board. Approved Minutes are posted to the website after each board meeting as well. Tennis Chair Constance Zeller-King made a request to increase recruitment opportunities for homeowners to join existing tennis teams or form new ones. A spring event will be planned after the first of the year with full support and sponsorship from the board.

A community public safety meeting will also be planned for early 2022 – hopefully in conjunction with the February board meeting. DeKalb County East Precinct and other County departments will be invited to engage the community with concerns for safety and code enforcement.

Election Announcement of Board of Directors – At 8:20pm, the new board of directors returned from adjournment. Director Diamond made a motion to reconvene, seconded by Director Middleton and passed unanimously. Patrice Diamond was named President, followed by announcement of the following board officer elections: Vice President, Sharon Dickey; Secretary, Darryl Irvin; Treasurer, Janice Middleton; and Member-At-Large, Quincy Kelly.

President Diamond took the time to thank board members for once again electing her President and looked forward to collectively working with them and staff in 2022. President Diamond took this time to apologize to former Tennis Chair, Laryette Kyle after receiving correspondence addressed to the board from Ms. Kyle expressing her disappointment at not being given an opportunity to speak at the November 2021 board meeting.

Adjournment – A motion was made by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously by the board to adjourn the meeting at 8:37pm.

The next Board meeting is scheduled for Tuesday, February 15, 2022, at 7:30pm via Zoom. Meeting ID and passcode information will be sent electronically to homeowners prior to the meeting. Community Association Manager Rivers-Johnson reminded homeowners of the importance of keeping their contact information up to date at all times. The Association “went green” over a decade ago, so all community correspondence goes out through email and by posting on the association website. As always, hard copies of important documents are available for pick up at the clubhouse administrative office during normal business hours.

Minutes submitted by Secretary Darryl Irvin
Mainstreet Community Services Association, Inc.