

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
May 17, 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.

Called to Order - Meeting convened at 7:34pm by President Diamond with all members of the board present with the exception of Member-At-Large, Quincy Kelly.

Minutes – A motion to waive the reading of the Minutes was made by Treasurer Middleton, seconded by Secretary 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.

Reports

- **President’s Report** was made by President Diamond discussing:
 - Congratulations to Gerald A Ferguson Scholarship Award recipient Camila Trejo-Salvatierra as winner of the \$1,500 scholarship for 2021-2022.
 - Fats, Oil, and Grease (F.O.G.) reminders to homeowners. DeKalb County Watershed Management was called for a SSO (Sanitary Sewer Overflow) at Parkside for the second time this year. The backup was caused by “flushable” wipes, diapers, sanitary products, grease, and other waste that is not biodegradable. President Diamond reminded all in attendance – Parkside Townhomes residents in particular - to be mindful of what is being flushed down the toilets and drains.
 - Bulky Item Pickups/Trash Cans – as ARB Chair, a reminder was once again made about DeKalb County Sanitation’s procedure for picking up bulky items (i.e., furniture, appliances, household debris, yard clippings, etc.). It WILL NOT be picked up by the County without either contacting them or filing an online request for pickup. A strong reminder to place trash cans back near the residence on non-trash days. Sanitation will not pick up any bags that do not fit in the larger trash receptacles that have been distributed to all DeKalb County residents by now.
 - President Diamond reminded homeowners to Vote, dog lovers to please have pets on a leash when walking them and to have poop bags for proper disposal of animal waste. Finally, 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.
 - The Mainstreet Community Garden, the *Garden of Eatin*, is being rejuvenated. Special “Thanks” to Troop 70, resident Jason Merchant, and his family for assisting with the project.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
 - Pool Season – pools will open on Saturday, 5/28/22. Valid MCSA ID cards or guest passes are required for access to the pools. This year, we will have off-duty police officer presence four days per week in addition to pool attendants to maintain the health of the pool and adherence to the Association Pool Policy.
 - The Irrigation System at both the front and back entrances were repaired, and the controller boxes upgraded with replacement equipment. This included an expansion of the system at the back entrance to support seasonal flower installations

- The storm drain was completely replaced at the Pavilion, which necessitated removal of the small bridge covering the old storm drain. This will ensure that runoff water is properly drained in the creek at the area to prevent destruction to our common area landscaping at the park area.
- One of Parkside Townhomes' retainer walls at the back has to be replaced. Georgia Power has informed the association that the transformer must be relocated first.
- Home sales continue to push values upward. However, large amounts of properties are being purchased by corporations, thereby increasing our rental rates. This is very concerning, but there is nothing in our governing documents preventing these sales or rentals. The trend is continuing in communities statewide as rental rates and sales prices skyrocket.
- Reminder to homeowners to prepare for the assessments increase that goes into effect 1/1/23. HOA fees will increase by \$10 to \$70 per month or \$840/year. This increase was approved by the board at the 12/2/21 Annual Members Meeting.

Old Business

- Pool policies at Mainstreet, Investors in Mainstreet/Rent Increases, and the Assessment increase reminders were covered by Community Association Manager Rivers-Johnson during the management report.

New Business – **Mainstreet Youth Tennis League Kickoff** program was presented by Tennis Chair Connie King.

- The program would provide tennis lessons to youths for a rate of \$60 for a six-week session. The proposal was presented and approved by the board at the 2/15/22 board meeting
- The association would pay for one lesson for the first 10 student registrations for a maximum of \$100 as a way to incentivize tennis playing in Mainstreet
- A motion to approve funding one less for the first 10 students registered was made by Secretary Irvin, seconded by Vice President Dickey, and passed unanimously.
- A kickoff registration event will be held on the same day as the pool opening, Saturday, 5/28/22 from 12pm-3pm at the tennis court viewing stand. A tennis demonstration will be provided by tennis pro Shadisha Robinson during the registration.

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

The next Board meeting will be scheduled within 60 days, with notification going out via email to homeowners within five days of said meeting. A reminder eblast, along with the meeting ID/passcode, Agenda, Minutes, and Financials, 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. As always, hard copies of approved Minutes and Financials are available for pick up at the clubhouse administrative office during normal business hours.

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