

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
January 15, 2019  
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice-President; Anita Williams, Secretary; Member-At-Large, Patricia Prayor; Community Association Manager, Nadine Rivers-Johnson; Office Associate, Velvet Loyal and homeowners/residents.

Call to Order – President Diamond called the meeting to order at 7:33pm.

Minutes and Financials - A motion to waive the reading of the Minutes was made by Patricia Prayor, seconded by Anita Williams and passed unanimously. A second motion was made to waive the reading of the Financials by Secretary Williams, seconded by Vice President Dickey and passed unanimously. Minutes are available in electronic format at the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org).

### Reports

- **Crimewatch:** We must find to find ways of reinvigorating our Crime Watch efforts.
- 1. **President's Report**
  - President Diamond encouraged board members to attend meetings/events in the community and to wear Board of Directors shirts when attending.
  - ARB issues continue, but residents appear to be moving in a positive direction and improving their properties.
- 2. **Management Report**
  - East Pool will be resurfaced by Sears Pool prior to beginning of 2019 pool season.
  - Parkside potholes along Village Mainstreet will be repaired one-two at a time beginning in the spring – weather permitting.
  - Homeowner delinquency rates are down over 10%. Common areas will receive much-needed attention in the first quarter of 2019.
  - Leasing Administration income for the first quarter will be reported in April.

### New Business

1. **Flock's Wireless Security Guard System** – A proposal for three solar cameras from Flock Wireless Security was presented to monitor the Pavilion and the swings area of the playground, as well as cars entering the Clubhouse parking lot. A motion to accept the proposal was made by Vice President Dickey, seconded by Member-At-Large Prayor and passed unanimously.
2. **Cincinnati Insurance Requirements** - The association's insurance provider is requiring improvements to the pathway leading to the East Pool and addressing the roof of the pump house. The sidewalk will be resurfaced and the roof inspected, repaired and/or replaced within 60 days. Evidence of the repairs will be submitted to Cincinnati Insurance for approval of another 3-year price guarantee plan for the association's insurance.
3. **Neighborhood Watch – February 2019** – East Precinct will be invited to present a public safety meeting in lieu of February's board meeting. DeKalb County Precinct Commander K. D. Banks will preside. Ring Security Representative Carrie Bradshaw will present Ring products.

**Homeowner Q&A:** Homeowner question & answers were addressed by the board.

Adjournment - A motion was made by Vice President Dickey, seconded by Member-At-Large Prayor and passed unanimously to adjourn the meeting at 8:31pm.

The next Board meeting is scheduled for Tuesday, March 19, 2019, at 7:30pm.

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