

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
September 21, 2021
7:30pm

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

Welcome and Preamble – Homeowners were admitted to the Zoom virtual meeting starting at 7:25pm. President Diamond read the meeting Preamble to outline the virtual meeting parameters and guidelines.

Call to Order – With a quorum established, President Diamond opened the meeting at 7:30pm.

Prior to the start of the meeting President Diamond reported Member-At-Large Patricia Prayor is recuperating from surgery. Staff Member Velvet Loyal's son was involved in a terrible accident and is currently in the ICU at a hospital in Albany, GA. President Diamond requested prayers for his continued healing. Also, Charlie McCain's father-in-law was involved in a fatal accident. Prayers and condolences go out to his family.

Minutes – Motion to waive reading of the Minutes was made by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – The Financials report was read by Treasurer Middleton. A motion to accept the Financials was made by Vice President Dickey, seconded by Secretary Irvin and pass unanimously. Copies were sent as an email attachment in the eblast meeting notification sent to homeowners, and hard copies are available upon request from the clubhouse administrative office.

Reports

President

- President Diamond discussed cars spinning out and racing in the community and urged homeowners present at virtual meeting to call 911 and report any such activity.
- POAP (Police Often As Possible) forms should be requested from East Precinct on a monthly basis for areas where homeowners want to request more police presence.
- Mailboxes are being vandalized as well. President Diamond urged those present to consider getting home cameras, keeping car doors locked – while not leaving valuables in vehicles overnight.
- Volunteers are still needed as Crime Watch Block Captains. Two homeowners have already volunteered, and a Zoom meeting was held. Those interested will be contacted by the Crime Watch Committee Chair.
- President Diamond reminded everyone about the new laws for voting and the requirements for Absentee Voting Ballots and suggested that seniors or those with health issues take advantage.
- Dog lovers - leash your dogs at all times and always carry poop bags. Be considerate of your neighbors!

Management

- Property Manager Rivers-Johnson reported 18-wheeler signs are finally being installed by DeKalb County Traffic Division after months of correspondence with the County.
- The pool season ended on Sunday, 9/5/21. Pool income for the year will post to the October Financials.
- Maintenance continues to repair aging fencing along Mainstreet Park and in other common areas, including viewing benches at the tennis courts.
- Improvements to the front and back entrance, as well as the Clubhouse area are in progress and will compliment the new neighborhood signs throughout the neighborhood.
- Property Manager Rivers-Johnson also reported on Leasing Administration billing, and the current leasing rate is at 28%.
- Additional security bollards were installed at the access road to the old tennis courts to prevent landscaping damages caused by ATVs or other vehicles.

Old Business

Mainstreet Community/Neighborhood Signs – Signarama-Lilburn has completed installation of all community signs with the new logo and design. An additional sign was installed at the access road entrance to the 10-acre lake off of Mainstreet Valley Drive as well.

New Business

Community Design Standards Update – A revised, updated Community Design Standards document was presented to the board for review and approval. A motion to approve was made by Secretary Irvin, seconded by Vice President Dickey and passed unanimously. The revised document will be uploaded to the website and replaced in all Welcome Packets presented to new homeowners when they register at the Clubhouse office.

Tennis: Men's Team Sanctioning – Sanctioning of a Men's Tennis Team for Mainstreet was initiated by a homeowner. Since the proper MCSA Tennis Rules procedures were not followed, late fines will be imposed for non-homeowner members fees.

Tennis: Non-Resident Fees Increase - The board also discussed increasing the non-resident fee from \$35 to \$50, since the fees had not been increased in over 20 years and the cost of supplies and maintenance have continued to go up each year. A motion to increase the non-resident fees from \$35 to \$50 was made by Treasurer Middleton, seconded by Vice President Dickey and passed unanimously. This new fee will go into effect at the beginning of the next tennis season.

Karate at Mainstreet – Sensei Al Brown has commenced karate classes at Mainstreet Community on Saturday mornings. The response has been great, and there is currently a waiting list for the limited class space. Proper Covid-19 protocol is being followed during class.

Mainstreet Community: A Mandatory POA Since 2006 – Mainstreet Community subjected to the Property Owners Association Act (POAA) in January of 2006. A document outlining the differences between the HOA vs POA is available upon request from the clubhouse administrative office.

Adjournment

With no further business on the agenda, a motion was made to adjourn by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously. The meeting adjourned at 8:00pm. The next Board meeting is scheduled for Tuesday, November 16, 2021, at 7:30pm.

Board meeting notification and instructions for obtaining the meeting id/pass code will go out via eblast five days before the scheduled meeting and available upon request by contacting the clubhouse administrative office during normal business hours. A reminder eblast will be sent out on the morning of the next scheduled meeting.

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