

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
May 21, 2019  
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Anita Williams, Secretary; Herman Tate, Treasurer; and Community Association Manager, Nadine Rivers-Johnson.

Call to Order – President Diamond called the meeting to order at 7:36pm.

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

Financials – Community Association Rivers-Johnson reviewed the Financials with board members. A motion was made to accept the Financials as presented by Vice President Dickey, seconded by Treasurer Tate and passed unanimously.

## Reports

### 1. **President's Report**

- President Diamond announced pools would be open on May 25, 2019, for the season and children under the age of 14 need to be supervised.
- Discussion of putting trash containers out on collection day and returning them to the property was reiterated, because negligence can result in a fine to the owner.
- Homeowners need to understand the importance of maintaining their properties. Curb appeal is an important component in maintaining property values!

### 2. **Management Report**

- Funds from Mainstreet's Leasing Administration program are \$3343 year-to-date.
- Robbery on the Clubhouse back deck was recorded by security cameras. Footage from the incident was turned over to police and resulted in at least one arrest.
- Community Programs Updates: Water aerobics class on Saturdays at noon will commence on June 1, 2019. A certificate of insurance was presented as required.
- Tennis Committee will add a professional adult team in September 2019.
- A retaining wall erosion in Parkside Townhomes will need to be reviewed by our landscape contractor for suggestions.

## Old Business

1. **Paving/Sealcoating/Striping** – Paving at the front entrance, as well as sealcoating/striping of the Clubhouse parking lot, has been completed by Pro Asphalt.
2. **Flock Solar Camera – Clubhouse Parking Lot** – The Flock Solar Camera had to be wired due to not enough sun exposure for solar capabilities. Electrical repair to the power source has been completed, and the camera is now online.
3. **Exercise Classes at Mainstreet, Wednesdays** - Exercise classes at Mainstreet on Wednesday evenings will commence once approved vendor supplies Mainstreet administrative office with evidence of liability insurance coverage for the program to officially start.
4. **Boy Scouts at Mainstreet, Scoutmaster Zach Fisher** – Boy Scouts Leader will be present on the opening of the pool season to solicit participation in a Mainstreet Community program for boys and girls.
5. **Mainstreet Community Sign Design/Color Scheme Finalization** – The Board agreed to use the current color scheme for new signs. An outside vendor (Prodigy), who also designed the new Mainstreet Community book bags used as Welcome Packet tokens for new homeowners, will be engaged to generate a logo and print-ready image file for the new signs.

After final review, RFPs will be submitted for sign printing and installation. A vendor will be selected based on criteria and pricing, to be approved and voted on by the board.

**New Business**

1. **Litigation/Collections Accounts Updates** – The association gave notice to our insurance provider of the possibility of one pending lawsuit based on demand letter received by a homeowner current in legal for past HOA fees. Further details will be made available to the board as the case unfolds. At this time, no formal lawsuit has been filed.

**Homeowner Q&A:** Homeowners present were given an opportunity to ask questions.

Adjournment - A motion was made by Secretary Williams and seconded by Treasurer Tate and passed unanimously to adjourn the meeting at 9:46pm.

The next Board meeting is scheduled for Tuesday, June 18, 2019, at 7:30pm.

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