

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting  
July 19, 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 7:35pm by President Diamond with all members of the board present with the exception of Member-At-Large, Quincy Kelly (recently resigned).

**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:
  - 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.) DeKalb County has specific procedures for picking up excess trash, constructions materials, and other miscellaneous items. The link can be found on DeKalb County's website under Sanitation or calling 404-294-2900.
  - President Diamond also once again reminded homeowners to Vote and reminded dog lovers to please use a leash and have poop bags when walking their pets.
  - 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.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
  - Pool Season – Reminder of the policies regarding the pools and swimmer behaviors; policies on Mainstreet ID cards and guest passes were also reviewed.
  - Management report included review of maintenance and staff activities, including refreshing of painting on fencing, picnic benches, and other common areas.
  - Pavilion sewer drain was repaired and has resulted in excellent drainage at fields and KaBoom! play space. Additional mulch was also added to the play space area.
  - Clubhouse roof was replaced, along with gutters by AmeriStar Roofing. Roof carries a 15-year warranty including parts and workmanship.
  - Fire Hydrant was replaced in Parkside Townhomes by AR Utilities Contractors, Inc.
  - Clock Tower support beams has deterioration and termite damage at the base and must be replaced. Demolition is set for August, and replacement will go through DeKalb County permitting process prior to be new structure going back up. Top of clock will be temporarily be relocated until reinstallation project date is in place.
  - Irrigation systems at both front and back entrances have been upgraded with new controller boxes and Bluetooth capabilities.
  - 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.

- **Tennis Report** was made by Tennis Chair. Tennis Youth League Program was reviewed by the Board, and they voted to continue sanctioning of the program with a motion from Vice President Dickey, second by Secretary Irvin. The motion passed unanimously. Fees for the program were increased by the tennis pro, with the initial pricing being an introductory fee.

### Old Business

- **Miracle on Main** 4<sup>th</sup> of July/Fireworks were co-sponsored by the Association along with Hope for Tomorrow Deliverance Center (HFTDC). Bishop Calvin McCoy provided youth activities, along with a wonderful firework display at dusk.
- **Mainstreet Park Drive Partial Street Resurfacing:** DeKalb County Roads & Draining partially resurfaced parts of the street on either side of the center median after 2.5 years of emails, pictures and telephone calls being submitted by the staff and concerned residents. The resurfacing covered approximately 500 feet along the street.
- **Assessments Increase for 2023 Reminder:** Once again, Mainstreet Community homeowner assessments will be increased to \$70/month (\$840 annually) effective 1/1/23.

### New Business

- **Board Appointment: Willie Lebeau**
  - Following the resignation of former Member-At-Large Quincy Kelly, due to him selling his Mainstreet property and relocating to South Georgia, Board President Diamond introduced Willie Lebeau as the newly appointed board member. Vote on the new appointment was done in a board executive session as outlined in the Amended and Restated Bylaws dated 1/16/2020.
- New Member-At-Large Lebeau took a few moments to introduce himself after his bio was read by President Diamond.

A motion to adjourn was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously. The meeting adjourned at 8:40pm.

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.