

Mainstreet Community Service Association, Inc (MCSA Inc.)

Board of Directors Meetings
Minutes
Tuesday June 15, 2010

Board members attended and we have a quorum:

Present: President-Rick Harris, Vice President-Patrice Diamond, Member-At-Large – Liz Johnson and Treasurer- Lamont Carter.

Present: Kaireen Holliday, Staff

Not Present: Secretary-Patricia Prayor

Also in attendance: No homeowners attended. President, Rick Harris called meeting to order at 7:35 p.m.

Reading and Approval of Minutes

Motion by President, Rick Harris: Move to approve June 15, minutes as written. Motion was seconded and unanimously approved.

Curbside Recycling Program – Mr. Williams gave a presentation on Residential Curbside Waste Cooking Oil Recycling Program. This program will allow residents to recycle all types of waste cooking oil conveniently. Each resident would pay a fee of \$10, which would include a one-time registration fee and collection container. Recycling containers will be delivered to each home or you can go by their main office and subscribe and pick up your container. Curbside service will empty the container of oil and return the empty container. Residents will have assigned a monthly schedule assigned. If you require grease pick-up before your schedule date Curbside Recycling will accommodate your request.

Leading causes of blockages in the sewer system is the accumulation of FOG (Fats, Oils & Grease) inside the sewer system.

It is estimated that more than 50,000 gallons of used cooking oil is poured down the drains every month.

Biodiesel can be made out of the waste cooking oil instead of FOG that's thrown away or flushed down the drain daily. Visit web site at www.curbsidebiofuel.com

HMS. Inc. – Mainstreet Financials – Ron Jockers, HMS.Inc. read the financial report. Collections from communities are even, meaning our income is equal to amount spent. Collections are up 30% compared to 27% last year. Residents on payment plan are paying. Principle from Townhome loan is now on operating report to show where the money is going and you must budget for principle. MCSA. Inc. borrowed money from reserve to make your operating expenses because the loan wasn't budgeted in 2009.

A detailed analysis was preformed retrieving data from the Bank Statements of the Townhome Community for the two-year (2005 -2006) period. To determine how the proceeds of the loan from NCB bank were processed and disbursed.

Initially NCB setup a disbursement account and put all the loan proceeds into it. The account accrued interest on its balance until all funds were withdrawn.

Mainstreet Townhomes opened a Construction Bank Account, (MSTC) and all the draws were deposited into the MSTC, from the NCB disbursement account.

Presidents Report

New Wachovia Accounts - Opened two accounts, a money market and checking account, each account requires three signatures. Checking account, which is 501(c) 3, can't be used as a general account. Deposit was made to 501(c) 3 checking accounts from concession stand instead of money market.

A withdrawal of \$500.00 from MCSA, Inc., account to establish account at Wachovia and all proceeds from concession stand will be deposited into money market account.

Metro Atlanta Chamber of Commerce - MCSA, Inc., has joined Metro Atlanta Chamber of Commerce. There's a \$500.00 fee, we'll only pay \$300.00 and Wachovia paid the remaining \$200.00. Being a member allows MCSA, Inc., to receive many different types of contributions.

Parkside Loan – MCSA, Inc., will look into re-modifying the Parkside loan through the current bank or Wachovia.

Concession Stand – All products needed for concession stand are purchased with proceeds.

Tennis Courts - Mainstreet currently has five tennis teams using two courts. Homeowners do not have a court to play on in the evenings, except on certain days and from 9 p.m. till 11 p.m. Month of June courts were already booked everyday during core hours (6 p.m. till 9 p.m.). One court *should always be available for homeowners except, during scheduled team games.*

Patrice Diamond will do a presentation at next Executive Board Meeting.

Crime Watch Signs -Twenty Mainstreet Crime Watch signs "Eyes Are Watching You" are now posted throughout Mainstreet and signs are attached to stop signs.

Committee Reports

Welcome/Garden – Patrice Diamond – Still not able to have face to face meeting with Captain Planet representatives: approximately \$2K in grant money will be donated to us for a memorial garden to previous MCSA Board President, Gerald Ferguson.

ARB – R. Harris – Mainstreet had 22 resale's properties. ARB has an abatement letter that says: *Your property is terrible. If you have it listed and you don't get your lawn cut, we'll do it and send you the bill.*

Four Teen Entrepreneurs in Mainstreet community will cut vacant home lawns for \$25.00 per lawn. MCSA will keep records and send bill to bank, homeowner, etc., for payment.

Public Relation/ Social Activities - Nadine Johnson – No report

Crime Watch – No Report

Parkside – L. Johnson - Gutter guards are purchase and Mainstreet maintenance staff will install gutter guards.

Tennis – Larreytte Kyle – No report

Old Business

By-Law Revision Committee – Volunteers – Revised by-laws and present recommended changes, are schedule for presentation at next Executive Board session.

Parkside Loan Update – Ron Dockers HMS will continue his investigation reviewing files at MSCA Inc.

Flood Damage Bridge At Parkside – Homeowners who live there don't want bridge. People who use trails want the bridge. People who use this bridge live in apartments. When crime is committed violator runs back across bridge from police.

New Business

Alarm System –Whole alarm system was rebuilt from system panel to rewiring of entire system. Nadine can now control the system from her computer.

Clubhouse – Rental has increase due to reduction in rental fees.

Resource Center – Resource center will be called Mainstreet Wachovia Resource Center. Furniture donated by from Wachovia is here. Soon Mainstreet will receive computers that are donated by YMLA.

Meeting adjourned.

Minutes transcribed by Secretary, Patricia Prayor.
Mainstreet Community Services Association, Inc.