

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
September 17, 2024

Present: President Patrice Diamond; Secretary Darryl Irvin; Member-At-Large Barbara Perry Woods; Community Association Manager Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners/residents via Zoom. Vice President-Sharon Dickey and Treasurer Janice Middleton: Excused Absences.

Called to Order - Meeting convened at 7:30pm by President Diamond with a quorum of the board present, as well as property manager. President Diamond read the meeting preamble into the record.

Minutes – A motion to waive the reading of the Minutes was made by Secretary Irvin, seconded by Member-At-Large Perry, and passed unanimously.

Financials – A motion to waive reading of the Financials and to approve them was made by Member-At-Large Perry, seconded by Secretary Irvin, and passed unanimously.

Reports

- **President's Report** was given by President Diamond as follows:
 - President Diamond homeowners/residents in attendance that the General Election is coming up. Fall issue of ***The Mainstream*** contains important information on early voting locations and other helpful information to the elections process.
 - A reminder that Fall is coming up followed, and homeowners/residents were encouraged to maintain yards and flower beds during this time.
 - Bulky Item Pickup procedures through DeKalb County Sanitation are required for furniture, appliances, yard trimmings, or other large debris. Either call Sanitation or request bulky item pickups online at the DeKalb County website under the Sanitation tab.
- **Crimewatch Committee Report:**
 - There is a Community Outreach event sponsored by DeKalb County Police Department in Chamblee on Saturday, 9/21/24.
 - With the end of Daylight Savings Time, it will get dark earlier. Be sure to turn clocks back one hour at 2am on Sunday, 11/3/24.
 - Please report suspicious activity, request vacation checks from East Precinct, and keep exterior of home well-lit after dark.
- **Management Report** was made by Community Association Manager Rivers-Johnson:
 - Administrative report given on collections activities, ARB compliance, property sales, leasing administration, late letters, and payment plans, and the 2024 pool season.
 - A total of 142 ACH accounts and 127 annual HOA payments for 2024, 39 close of escrows (properties sold through 9/15/24).
 - There seems to be a trend and uptick in properties being purchased for the sole purpose of leasing.
 - Additional association collections activities have been filed by Lazega & Johanson as well as Georgia Assessment Recovery.
 - HOA Capital Advisors LLC has 132 collection accounts and 8 judicial foreclosures in place.
 - Disney Court neighborhood sign was damaged by a DeKalb County Sanitation truck and was replaced by Signarama. County notified about replacement of Brandy Oaks Lane's street sign and stop sign, also damaged.

Old Business

- **Mainstream Fall Issue**– Electronic publishing completed. Eblast out to homeowners and pdf version posted to website online. Hard copies are available at the onsite administrative office.
- **Importance of Updated Contact Information** – The association went ‘green’ over a decade ago to preserve paper and reduce copying/postage costs.
 - All important information goes out to the community electronically using the email address and telephone numbers on file for Calling Post robocalls.
 - All notices for rules & regulations changes/updates, important event dates, annual meeting notifications, and other pertinent association business are distributed electronically and by phone.
 - Homeowners were once again urged to make sure they have current email addresses and phone numbers on file at all times.
- **Leasing Administration Billing** – RMS is the vendor that administers the association’s Leasing Administration Program. This Leasing Resolution has been in effect since October of 2015 and applies to any owner that leases their home instead of occupying it as a primary residence.
- There is currently a 23% rental rate in Mainstreet Community through September 1, 2024, with 8% suspected rentals and 2 short-term rentals. Invoices for the leasing administration fee are being mailed out to owners this month to cover the billing period 9/1/24 through 8/30/25.
- Owners are required to provide a copy of the current fully executed lease and keep updated tenant information on file with the association.
- AirBNB is also considered a rental and will bill the same leasing administration fee.

New Business

- **Common Area Damages/Vandalism** – Pictures of damage and vandalism on the common areas were presented for viewing by those in attendance. President Diamond reiterated that these acts cost the association money to repair or replace and represent unbudgeted costs.

A motion to adjourn was made by Member-At-Large Woods, seconded by Secretary Irvin, and passed unanimously. The meeting adjourned at 8:05pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 30 minutes after adjournment of the board meeting.

The next Board meeting will be scheduled, with notification going out via email to homeowners prior to said meeting. A reminder eblast, along with the Meeting ID/Passcode, Agenda, Minutes, and Financials, will be sent electronically to homeowners on the day of the meeting. 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.