

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
July 16, 2024

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

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 Member-At-Large Woods, seconded by Treasurer Middleton, and passed unanimously.

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

Reports

- **President's Report** was given by President Diamond as follows:
 - President Diamond welcomed homeowners/residents in attendance.
 - Opened discussion on pool rules, standards, and regulations, emphasizing benefits of same.
 - The association's legal action information will be forthcoming as advised by legal counsel.
 - Security bollards and cable at common areas in place to prevent vandalism and ATV damages to landscaping, illegal dumping, etc.
 - Gates and security bollards at Clubhouse parking lot have proven very beneficial in curbing debris and other past illegal behavior.
- **Crimewatch Committee Report:**
 - No report.
- **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.
 - Replacement of trees at front entrance, damaged by heat, replaced; irrigation system updated.
 - AT&T completed fiber optics connection and upgrades to Clubhouse interne.
 - Disney Court neighborhood sign, Brandy Oaks Lane, as well as street/stop signs damaged by DeKalb County Sanitation truck driver medical emergency. County Risk Management contacted for sign reimbursement charges.

Old Business

- **Community Signage – Phase Two Update** – Signarama installed three new community neighborhood signs along the Post Road Pass corridor between Mainstreet Park Drive and the Walker Road areas. Also replacing the Disney Court neighborhood sign.
- **Parkside Townhomes – Special Assessment for Paving** – Three RFPs have now been received. Board will review RFPs for recommendation in preparation for a Special Assessment Meeting with residents in the 4th quarter of 2024.

New Business

- **Railing/Fabrication Work at Clubhouse** –PTR has been contracted to replace and extend railing at the Clubhouse stairs. Completion due within 6 weeks.

A motion to adjourn was made by Member-At-Large Woods, seconded by Treasurer Middleton, and passed unanimously. The meeting adjourned at 7:5pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 15 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.