Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
May 21, 2024

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

Called to Order - Meeting convened at 7:30pm by President Diamond with all members of the board, as well as property manager and office associate. 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 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.
- President Diamond also congratulated all graduates and sent a message of encourage to continue with their education or seek a trade that will provide a lifetime of employment.
- The association has pending legal action, and information will be forthcoming as advised by legal counsel.
- School is out, and President Diamond reminded those with kids in attendance to enjoy the summer and stay safe.
- She also reminded all that summer can be a time of increased vandalism, so report any instances of the same to the administrative office.

- **Crimewatch Committee Report** was given by Chair Darryl Irvin as follows:
- Coffee With a Cop will be hosted and sponsored at the clubhouse by the Crimewatch Committee on June 5, 2024, from 9am – 11am.
- Chair Irvin encouraged all to tell a neighbor and stop by to get one-on-one interaction with a cop or other public safety personnel.

- **Scholarship Committee Report** was given by Chair Janice Middleton as follows:
- The 2024 application process for 2024 has been completed
- New process initiatives and dates will be developed for 2025 to increase participation.

- **Management Report** was made by Community Association Manager Rivers-Johnson:
- The Association Pool Policy outlines rules and regulations during the pool season. Copies are available at the office and on the association website at www.mainstreetcommunity.org.
- This summer, Executive Enforcement Security, Inc (EESI) will provide armed security/property monitors during the entire pool season. Extra security measures will include bag checks and strict adherence to swimwear-only policy for pool access.

Old Business

- **Pool Openinbg – May 2, 2025** – The Association Pool Policy outlines rules and regulations during the pool season. Copies are available at the office and on the association website at www.mainstreetcommunity.org.

- This summer, Executive Enforcement Security, Inc (EESI) will provide armed security/property monitors during the entire pool season. Extra security measures will include bag checks and strict adherence to swimwear-only policy for pool access.

- **Parkside Townhomes – Special Assessment for Paving** – Two of 3 RFPs have been received. Property Manager Rivers-Johnson is waiting on the 3rd vendor to submit a bid.
- Costs expected to exceed $200,000 at today's pricing. Specia; Assessment Meeting for Parkside expected to be set for late July or early August 2024.

- **Mainstream Newsletter Summer Issue** – The summer issue of ***The Mainstream*** is expected to be published electronically during the first week of June. A pdf version will be posted to the association website, and hard copies will be available at the clubhouse. Article submissions are encouraged and must be turned in within three weeks of publication. Articles should be 200 words or less, Times New Roman 12-Pt. Hard copies will be available in the office and uploaded to the website once published.

New Business

- **Community Signage – Phase Two** –. A map showing the installation of several new neighborhood signs and toppers for other areas has been submitted for the Post Road areas of the association and the "entering/leaving" Mainstreet signs.
- The signs will further distinguish the areas as part of the association and identify more of the different neighborhoods in Mainstreet.

A motion to adjourn was made Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously. The meeting adjourned at 7:58pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 35 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.