

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Candidate's Night - Board of Director's Meeting
November 16, 2021
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Darryl Irvin, Secretary; Janice Middleton, Treasurer; Community Association Manager, Nadine Rivers-Johnson; and online homeowners.

Chat Room Check Ins - Homeowners began Zoom meeting check in at 6:50pm, and President Diamond called the meeting to order at 7pm.

Welcome/Moderator Intro/Preamble –After introducing Candidates' Night Moderator, Jan Costello, President Diamond turned the meeting over. Moderator Costello read a preamble and introduced Board Candidates Darryl Irvin (Incumbent), Quincy Kelly, and Janice Middleton (Incumbent).

Candidates Introductions (Bios)/Intro Statements/Q&A Session/Final Statements - Introductions and biographies were read by Moderator Costello, followed by a two-minute statement from each candidate. A homeowner Q&A segment followed with each candidate given one minute to respond to questions pulled from the Zoom chat for 20 minutes. Final statements were made by each candidate before wrapping up the session at 7:45pm.

Board of Directors Meeting Preamble – President Diamond read the preamble and called the Board meeting to order at 7:48pm after requesting prayers for Member-At-Large Patricia Prayor who is currently hospitalized.

Minutes/Financials – President Diamond called for a motion to waive reading of the Minutes, which are made available on the Association website at www.mainstreetcommunity.org after being passed by the board. A motion was made by Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously.

Treasurer Middleton read Financials. A motion was made by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously.

President/Management Report – President Diamond reported on ATV and other vehicles spinning out on common area fields behind the Mainstreet back entrance entering Parkside Townhomes at the corner of N. Redan Circle and Redan Road. Security bollards and cable have been installed to prevent access by the perpetrators while still allowing resident pedestrian traffic and dog walking. Following a Crime Watch Committee update requesting more homeowner volunteers for block captains, President Diamond ended her report with notifications about DeKalb County installing “No 18-Wheeler” signage in the community and wished everyone a safe, happy holiday season.

Community Association Manager Rivers-Johnson gave an update on the completion of new neighborhood signs project, front and back entrance upgrades, and maintenance common area repair projects, as well as leasing in the community remaining at 25%-27%. Home sales are brisk, and property values have increased by double digits over the last three years. Coupon books for 2022 will be distributed starting in mid-December and completed before Christmas. Another call was made for homeowners and residents to ensure their contact information remains updated with the office, so that they do not miss electronic information distributed or CallingPost messages.

Old Business – Tennis Policy

Tennis Chair Larrvette Kyle and Tennis Captains Connie King and Marsha Jackson requested that the board reconsider the previous vote to raise non-resident tennis fees from \$35 to \$50 with new research done that indicates the new fees would be prohibitive and higher than what is charged by comparable associations. After discussion, a motion was made by Treasurer Middleton, seconded by Vice President Dickey to repeal the previous increase in non-resident tennis fees back to \$35. Incremental price increases will be entertained in the future to more accurately reflect average fees charged for the area and other communities with tennis teams/facilities.

A survey from other property managers by Community Association Manager Rivers-Johnson showed associations with active tennis teams averaged 50%-75% homeowner members. Mainstreet's teams, by contrast, consist of teams with 70%-99% being comprised of non-resident members. The board felt more needs to be done to recruit Mainstreet homeowners, because their assessments pay for the upkeep of the courts.

President Diamond then opened the floor to nominate Connie King to replace Larryette Kyle as Tennis Committee Chair. Larryette has served as chair for 24 years. A motion was made by Vice President Dickey, seconded by Treasurer Middleton, and passed unanimously. The appointment was accepted by Connie King and will take effect immediately. A spring recruitment event and other ideas to engage more homeowners will be planned by new Tennis Chair King with coordination by the office staff.

New Business – With no new business introduced for discussion, a motion to adjourn was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously.

Adjournment – With no further business on the agenda, the meeting adjourned at 8:47pm. The next board meeting will be the Annual Member Meeting scheduled for Thursday, December 2, 2021 with check in starting at 7:15pm. The meeting can be attended either virtually via Zoom or in person at the Clubhouse.

Annual Member Meeting Notification Packet (Agenda, Proxy/Ballot/Bios/November Financials/Proposed 2022 Budget) and Meeting ID/Passcode information will go out via eblast several times prior to the meeting, along with CallingPosts. A final reminder eblast will also be sent out on the morning of December 2, 2021, in preparation for the meeting.

Minutes submitted by Nadine Rivers-Johnson
for Darryl Irvin, Secretary
Mainstreet Community Services Association, Inc.